

Application Number	15/1218/LBC	Agenda Item	
Date Received	25th June 2015	Officer	Mr Rob Parkinson
Target Date	20th August 2015		
Ward	Market		
Site	Westcott House Jesus Lane Cambridge Cambridgeshire CB5 8BP		
Proposal	Listed building consent for proposed extension to house additional library space and new teaching / tutorial accommodation to the south side of Westcott House. Proposal incorporates a basement, ground and first floor with a new college entrance off the refurbished Manor Street Car park access.		
Applicant	Ms Victoria Espley Westcott House, Jesus Lane Cambridge Cambridgeshire CB5 8BP United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The design is of high quality which responds to its context and respects the adjoining listed buildings, minimising its harm on heritage assets and enhancing the setting of the conservation area.</p>
RECOMMENDATION	15/1218/LBC – APPROVAL subject to conditions

NOTE: In the interests of brevity, the report below simply repeats the relevant sections of the committee report for the associated full planning application, ref. 15/1217/FUL. This report does not provide further discussion nor material changes to the assessment, save for the concluding recommendation to approve the application subject to specific conditions differing from those of the full application.

1.0 SITE DESCRIPTION / AREA CONTEXT

- 1.1 Westcott House is the theological college for Cambridge University, sited within an island created by Jesus Lane to the north, Malcolm Street to the west, King Street to the south and Manor Street to the east. The main pedestrian and administrative entrance is via the north through buildings adjacent (west) of the Grade I listed All Saints Church on Jesus Lane. The Westcott House Old Court courtyard is enclosed by Grade II listed buildings. Its oldest buildings are situated in the north-west corner; on the west side the original cloisters have been extended upwards to three storeys over time; to the south are the existing Westcott College Library and Chapel. The college also has a New Court to the east enclosed by a modern two-storey apartment block parallel to Manor Street.
- 1.2 Vehicular access to the college is from Manor Street, just to the north of the access to the car park at the King Street shops and flats; here there is room for c.20 parking spaces, informally parked, although there is no clear entrance to the college in this part of the site and visitors have to traverse New Court and Old Court to reach the site's offices. The application site is actually the land adjacent and to the south of the college's chapel, a Grade II listed building. The land is currently used for a cycle store shed, some of the informal area of parking, and the area behind the cycle shed next to the chapel's south elevation.
- 1.3 The southern boundary of Westcott House is a buff coloured 1.8m high brick wall, of no heritage value. Next to this wall inside the Westcott House car park are two substantial trees, a 15m sycamore tree to the west next to the cycle store, and a 11m lime tree to the east within the car park. Further west but outside the college boundary is a mid-height laburnam tree, growing adjacent to the boundary wall. All trees are protected by virtue of being within the conservation area.
- 1.4 The area is bounded predominantly by residential uses; to the west, the back of three-storey terraces on Malcolm Street, and to the south the residents of Malcolm Place. The site is within the Central Conservation Area and the rest of the College site is a designated Special Area of Advert Control in the Cambridge Local Plan (2006). The site falls within a controlled parking zone.

- 1.5 The Malcolm Place flats form part of a five-storey block which, because of a downwards south-north slope along Manor Street, appears smaller. The whole block has ground floor parking with the King Street parade of shops above that (at ground level to King Street), and above that is a three-storey block of flats arranged in two east-west rows, each with a terrace of south-facing front gardens. These flats are accessed from a first-floor podium via steps up from King Street either adjacent to the Brewhouse pub or through an arch between the shops of King Street. The rear of flats 18-47 directly overlook the southern side of Westcott House, either the chapel (west) or car park (east). West of the flats is a surface car park courtyard and the recently-constructed rear terrace to the Brewhouse pub adjacent to and below some of the flats, overlooking the Malcolm Place car park. Some cars also park between the north wall of the King Street block and the southern boundary wall of Westcott House.

2.0 THE PROPOSAL

- 2.1 The college has identified a need to provide an extension to the library and at the same time reorganise the internal layout of the college. The proposals involve:
- i. demolition of the south boundary curtilage wall, cycle shed, two trees and the Sacristy building of the Westcott House chapel;
 - ii. erection of a basement and two-storey building with tall gables and pitch roof along the south and east sides of the college chapel, to provide: a new college entrance; new library extension and new learning rooms and an external terrace at the west end; new offices for college administration and a new office for the principal; and, create a new pedestrian link through to the Old Court from the car park;
 - iii. erection of an external lift core on the west side of the library;
 - iv. strip-out 6no. existing apartments at second floor above the library / behind the west side of the Chapel and 1no. unit at ground floor, and refurbish to provide 5no. new apartments in their place at second floor;
 - v. Provide a new cloister along the south side of the Old Court, extending the existing cloister along the north side of the chapel, creating a new access to the chapel cloister and the college's administration rooms;

- vi. re-landscape the car parking area, including new tree planting;
- vii. redevelop the vehicle entrance to the site off Manor Street, part of which includes a new refuse store enclosure and new gates, and a landscaping proposal for the area along Manor Street east of the married accommodation flats; and,
- viii. provide new secure cycle storage for college residents and staff within part of the garage underneath the King Street flats, accessed from the landscaped car park by breaking through the north elevation wall and building a new wall on the inside of the garage to seal it up.

2.2 In order to deliver the above works Westcott House has arranged a land property 'swap' with Jesus College. Jesus College currently owns the Malcolm Place shops, parking and flats onto which part of the library would be extended and the boundary wall between the two would be removed. Westcott House will acquire some of the external car park land to the south of the boundary wall and lease some of the internal garaging for use as bike parking, and in turn transfer ownership of a similar sized area of its own car park over to Jesus College. Both interested parties are aware of the wider implications for their own land.

2.3 In response to a number of concerns with the initial proposals, a set of revised plans and additional information was submitted on 15th October and re-advertised for public consultation for at least 14 days from 19th October. Further representations received will be provided to the committee meeting.

2.4 The revisions / additional information comprise:

- Amended site plan area to include the bike store and street front lands;
- 0.31m reduced height of the ridge of the middle and northern-most gables, and a 0.20m reduced height of the southern-most gable ridge;
- Amended tree survey and tree implications, including retaining the Laburnam to the rear of the site.
- Additional detail on the new car park pleached hornbeam tree planting.
- Clarification over car parking strategy and loss of existing parking.
- New gates and landscaping at entrance and alongside the King Street flats, including security details.

- Details of the new cloister and access, and landscaping around it.
- Details of library windows and the means to prevent overlooking in the close relationship to neighbours.

3.0 RELEVANT SITE HISTORY

Reference	Description	Outcome
C/72/0585	Erection of single storey extension to existing dining hall and kitchens to enlarge Principal's lodge.	Approved 03.11.1972
C/86/0585	Erection of bin store, cycle store and formation of 3 car parking spaces.	Approved 18.07.1986
C/88/0371 & C/88/0370	Erection of second floor extension to provide additional student accommodation.	Approved 01.07.1988
C/89/1077	Formation of window in wall to cloister.	Approved 30.01.1990
C/93/0820	Change of use of ground floor from residential accommodation for master to student dining/kitchen rooms and erection of new roof dormers to new bedrooms.	Approved 06.04.1994
C/93/0821	Alterations to ground and first floors and roof space to convert existing masters lodge accommodation to student dining/kitchen rooms, and reprovide master's lodge.	Approved 06.04.1994
C/94/0044	Subdivision of seminar room and new access off existing internal stair.	Approved 12.04.1994
C/01/0597 & C/01/0598	Erection of a single storey extension to existing kitchen facilities and internal alterations to Grade II listed building.	Approved 24.07.2001
07/0833/LBC	Internal and external alterations to Grade II listed building.	Approved 25.09.2007
07/0866/FUL	Internal and external works to Grade II listed building.	Approved 25.09.2007
08/0688/LBC	Internal works to Grade II Listed Building	Approved 26.09.200

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13/0184/LBC	Rebuild boundary wall to provide bin enclosure. Existing vehicular access gates replaced with a separate pedestrian gate, all electronically operated.	Approved 09.04.2013

4.0 PUBLICITY

- 4.1 Advertisement: Yes (both apps)
 Adjoining Owners: Yes (both apps) (including revisions)
 Site Notice Displayed: Yes (both apps) (including revisions)
 All members of the public who initially commented were also written to, to be notified of the revisions.

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 Local Plan 2006	3/1 3/4 3/7 3/11 3/12 3/14 4/3 4/4 4/10 4/11 4/13 4/15 8/1 8/2 8/4 8/6 8/9 8/10 8/11

- 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014
Supplementary Planning	Sustainable Design and Construction (May 2007)

Guidance	<p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Public Art (January 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p><u>Area Guidelines</u></p> <p>Cambridge Historic Core Conservation Area Appraisal (2006)</p>

5.4 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 policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

6.1 Urban Design and Conservation Team

- Supports the proposals as an appropriate ‘domestic’ treatment and approach which follows pre-application advice.
- Successful use of stepped building line and stonework detailing.

- Accepts the detailed access through the side of the library and retained fabric.
- Supports use of the atrium and glazing to maintain light to the listed building.

6.2 **Historic England**

No objections, the scheme can be assessed by LPA conservation officers.

6.3 **Amenity Societies (Victorian Society / Twentieth Century Society – consultation required if works include demolition to listed buildings):**

No comments received at the time of writing.

6.4 The above responses are a summary of the comments that have been received from relevant consultees invited to make representations on the listed building consent application. Full details of the consultation responses can be inspected on the application file.

7.0 **REPRESENTATIONS**

7.1 The owners/occupiers of the following addresses have made representations:

In support:

- 3no. Westcott House residents.
- Pembroke College, Trumpington Street.
- 113 Hills Road.
- 1 Short Street.
- Corpus Christie College.
- 21 Victoria Street.

In objection:

- 32 Manor Place.
- 17 Malcolm Place.
- 18 Malcolm Place.
- 21 Malcolm Place.
- 24 Malcolm Place.
- Councillor Oscar Gillespie.
- Churches Conservation Trust, owners of All Saints Church.

7.2 The representations can be summarised as follows:

Support:

- The street scene along Manor Street will be improved;
- The entrance to Westcott House will be improved;
- Reduce litter and remove anti-social behaviour in problematic alley, and removes the dilapidated cycle shed;
- Avenue of trees will enhance street;
- Toilets will be able to benefit visitors to All Saints Church;
- The large meeting venue space for 150 people will attract business investment and social and community uses;
- There will now be full disabled access to Westcott House;
- 'Future-proofing' college;
- Enhances College's role within the church and its ministry in the city;
- Use of brownfield site, reducing demand on greenfield sites;
- Improves functionality and efficiency of college's office and teaching;
- Sympathetic design which minimises impact on neighbours;
- Reverts staircase within the building back into intended original use;
- Optimises below-ground potential to minimise scale of building.

Objections:

- Loss of light from the roof being directly outside habitable rooms.
- Loss of outlook from the roof cutting across habitable rooms.
- Sense of enclosure and overbearing building.
- The roof terrace area will create noise, and buildings amplify the noise.
- Accumulation of noise from this and other activities, e.g. the pub.
- The roof terrace area will create overlooking and loss of privacy.
- Loss of 'buffer' between residents and the college.
- Scaffold and construction – access, noise, disturbance problems.
- Proximity of building causes loss of airflow / breeze to flats.

- Thin separation exacerbates existing crime and anti-social behaviour.
- Loss of laburnum and sycamore trees causes loss of outlook, colour, biodiversity, bird habitat, screening and soft landscaping feeling.
- Tree removal is not justified to provide non-essential roof terrace.
- Inefficient use of land and layout when building could be positioned away from residential neighbours.
- Loss of library's architectural assets (e.g. arched window removal) and masking of the library facade instead of refurbishment.
- Design does not respect character or context.
- Such a new building would be more appropriate at New Court to enclose the courtyard.
- Considerate student use can not be guaranteed.
- Replacement trees are at the wrong end of the site to adequately compensate for losses.
- Access at the rear / north of 18-47 Malcolm Place becomes too thin for access by emergency vehicles.
- There is no assessment of the impact from traffic, including construction.

7.3 Additional representations have been received in response to the revisions / amendments made; these are from:

- 17 Malcolm Place
- 20 Malcolm Place
- 24 Malcolm Place
- 21 Victoria Street

These comprise:

Support:

- The amendments are generally an improvement and reaffirm the advantages and quality of this project, both for Westcott House and for the surrounding neighbours.

New objections (i.e. those which do not repeat the previous concerns):

- If the Laburnum tree does deteriorate, there should be a decent-sized 'replacement' planted in that corner, otherwise the area will look very stark, and the loss of wildlife habitat would also be an issue.

- The "pleached" trees do not give us a natural look nor are they particularly wildlife-friendly... Would regular maintenance (with noisy power tools) be needed?
- The Loss of up to 12 Car Parking Spaces for Local Businesses is a very serious issue. This number will not be easily replaced.
- The Arboricultural Report is too dismissive of some trees' value and still provides no justification for removal. The Laburnum tree, T8, in the SW corner is also being unnecessarily maligned, perhaps with a view to later felling / large-scale pruning, and rating it as being within "Terminal decline" seems a harsh view - and the tree has been lovely and given pleasure (and supported wildlife) for many years.
- The proposed damage to the listed building is contrary to the original intentions and aspirations of the College founder, Bishop Westcott.
- The proposals contradict Bishop Westcott's affection for trees.
- Removing the trees reduces CO2 absorption and building cooling.
- There could be a depreciation in property values.
- The proposals are not consistent with Westcott House's 2011 Ministry Council's Inspection Report which advocates protecting the site.
- Expanding teaching and the mission can be achieved by other means.
- Adjustments have not been extensive enough.
- A flat roof with a fascia gable would be more appropriate instead.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file. Any further comments received after the time of writing will be reported to Members in the amendment sheet or orally at the meeting.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues to this listed building consent application are:

1. Principle of development including impact on heritage assets;
2. Context of site, design and external spaces;
3. Third party representations.

Principle of Development

- 8.2 A need to expand the library and learning resource rooms has been demonstrated in an era when many colleges find themselves in the same position and in need of modernisation; if handled sensitively from a design and amenity perspective, the innovative development of this underused area will ensure appropriate reuse of a brownfield site, and provide a much improved entrance to the college and contribution to the conservation area. However, these benefits must be balanced against the impacts on the listed building, amongst other considerations.
- 8.3 The proposals will make a very significant difference to the views of the listed building in that the east façade and the southern elevation of the chapel and library will be concealed from external views by the extensions. There are also some areas of intervention into the historic fabric but these are sensitively handled and minimal in their extent; both are discussed in further detail below. In NPPF terms these proposals amount to ‘less than substantial harm’ to the listed building, which can only be justified if the public benefits of the proposal are seen to outweigh the harm caused.
- 8.4 In this respect I consider the expansion of the College’s teaching facilities to be necessary and of benefit to each of the College, its residents and the city’s educational offer and economy. The improved quality of the 5no. refurbished apartments at second floor will help maintain high housing standards and retain students on site, being more spacious and able to meet the demands of students than the existing six second-floor and single ground floor bedsit rooms, so justifying the loss of two small bedsits. The landscaping and holistic approach will improve conditions for visitors and residents including the families on site, and the new and expanded library and learning resource rooms in a high quality bespoke facility will help release other rooms in the College to revert to either their original or intended use (e.g. the staircase area), and

provide more room for future developments in what is a very constrained college environment.

- 8.5 As such I consider this scheme to provide sufficient public benefit to outweigh the harm caused to the listed building. Further, I consider that the conservation area as a heritage asset will be enhanced through the development, because the site's relationship to the public realm and views into this part of the conservation area will be much improved.
- 8.6 In my opinion, the principle of the development is acceptable and in accordance with Local Plan policies 3/1, 3/6 and 7/5, the NPPF principles in respect of listed building 'harm' and related public benefit, and to consider this proposal favourably would be to do so in accordance with the requirements of Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building and its setting or any features of special architectural or historic interest, as well as preserving and enhancing the character of the conservation area.

Context of site, design and relationship to listed buildings

- 8.7 The design of the new library facility has been carefully considered to link into the site and respect the listed buildings of the chapel and existing library. By becoming the new entrance to the college the building presents to the east and its new landscaped courtyard approach, and has a strong façade in the form of three gables, the southernmost being slightly smaller and set-back from the main building line to give the impression of subservience. The three-gabled roof form was welcomed at pre-application stage and by English Heritage (as was) as a way to preserve the original gable of the chapel and reduce the overall scale and sense of mass, whilst offering a contrast to the form of the adjoining old court.
- 8.8 Materials are a high quality reflection of those already found at the site and in views from the rest of the conservation area should tie-in nicely. These can be reaffirmed by conditions but include warm-red handmade brick gable facades in Flemish bond and lime mortar (to match Westcott House), and window and door surrounds and gable peaks from yellow/cream sandstone.

- 8.9 The plain, functional east elevation gable and the more decorative south elevation of the listed building will be screened by the new development along the majority of its length. However, the original building fabric is not lost from view, because the proposals extend onto the building and respect its adjacency. The ground floor uses are aligned around the preserved building and the new corridor which links through the new administrative block directly into Old Court will help people engage with the listed building more readily. At the first floor, the teaching rooms are arranged around a floor-to-ceiling atrium area stood off the chapel, and a door to the chapel's first floor balcony offers access to that part of the listed building. The designs use both the full-length glazed roof and the atrium space to maintain light reaching into the chapel itself, meaning the existing stained glass windows can be retained and appreciated.
- 8.10 The actual loss of historic fabric is minimal. The sacristy room to be demolished is a modern addition and serves little function currently. The main intervention comes from creating a ground floor access link from the existing listed library, through a window into the new extension, and removing a small window within the cloisters into an archway. The proposals have dealt with these constraints by detailing retention of the stone surrounds and re-use of windows where appropriate, for example the cloister window and its stone surround are proposed for reuse in the lobby of the extension. Replacement architraves and arches will be in sandstone to be in keeping with the original listed building. Despite these alterations, the overall impact on the significance of this Grade II listed building is however limited.
- 8.11 The scheme also includes a new lightweight material stand-off cloister to Old Court and a proposed lift core to give level access to all floors, sited at the rear of the existing library on the west elevation, to be clad in lead / zinc. Doing so retains the integrity of the listed building by minimising intrusion into original fabric, and uses a complementary material which will not be overbearing to neighbours to the west.
- 8.12 By removing the existing boundary wall the extension fills the space which currently attracts antisocial behaviour, and the maintenance strip between buildings will be gated-off on the southern elevation. Although the existing neighbouring staff car

parking area adjacent to the King Street apartments will remain permeable through either the lower-ground undercroft car park and an alley on King Street, the gates along the southern elevation prevent further access into the college and new windows will ensure appropriate natural surveillance, reducing the potential for this space to continue to attract anti-social behaviour.

- 8.13 The new secure cycle store has a visual link with the main development by re-cladding the relevant parts of the King Street building's north façade with a brick-weave treatment in matching brick, with materials to be agreed.
- 8.14 In my opinion, subject to fulfilling conditions to require careful choice of materials and detailing, for example, the proposals are acceptable in responding to the site context and character of the area, in accordance with Local Plan policies 3/4, 3/7, 3/11, 3/12, 3/14, 4/10, and 4/11.

Trees and landscaping

- 8.15 There are 7no. trees within the development site, none of which have TPO designation but are protected by virtue of being within the conservation area. In views from the publicly accessible part of the conservation area, on Manor Street, three trees dominate; the most prominent and second-largest of all is a Category B 14m-tall Lime to the north of the car park (T3), which remains unaffected and the centrepiece of the site with parking arranged carefully around it. However, the tallest, a Category C 15m-tall sycamore and a Category B 11m-tall lime tree (T2) along the southern boundary are both proposed for removal which has led to concerns amongst some residents and the tree officer.
- 8.16 The sycamore has up to 20 years expectancy and the T2 lime tree 20-40 years. Both trees are rather unwieldy and currently compromise the amenity of some of King Street apartments by blocking north-facing windows. Although they could be managed through pruning, in particular the lime, their nesting and biodiversity value would remain low.
- 8.17 The loss of the sycamore is necessary for the footprint of the building and could not be accommodated by a redesign if the visual harmony and symmetry of the new extension is to be

retained; in any case its contribution to the conservation area is less valuable than the setting created by the two nearby limes in the car park, which effectively screen most of this sycamore tree anyway. The concern amongst residents is understandable given its stature but with less than 20 years expectancy and making only a limited contribution to the conservation area, I do not consider its removal to be unacceptable if the rest of the development can adequately compensate for the loss.

- 8.18 The 11m-tall lime tree T2 is removed for aesthetic and management reasons, being undesirable in a car park environment and already being too close to the flats, and proving awkward to arrange the new parking layout around. Despite its potential longevity the tree is not widely viewable within the conservation area and is not individually protected, whereas the replacement hornbeams will offer more biomass and a more dramatic and effective entrance into the site, and be more appropriate for the residential amenity of its neighbours. Given the intention of the landscaping strategy, the loss of these two sizeable trees is not considered unacceptable on balance.
- 8.19 Within the site, the group of 3no. young Himalayan birch trees in the New Court garden would also be removed (T4, T5, T6); whilst these are considered Category C due to their asymmetric growth they have 40+ years lengthy remaining growth but are likely to be dramatically affected by the new building and construction thereof, so would be compromised. They appear to have been planted deliberately as part of a landscaping scheme for New Court, and as their value is less important to the conservation area than for the residents (being obscured by the tall lime T3), it is acceptable for them to be replaced with a single tulip tree of semi-mature stature.
- 8.20 Additionally, the Lime (T1) at the eastern end next to Manor Street is virtually dead and should be removed regardless of development proposals. The Laburnum tree (T8) at the rear of the site is diseased but still flowering and of some amenity value; although originally proposed for removal it is outside the development site and the applicant's control and is now proposed for retention, despite being in terminal decline, so will need to be protected during construction to continue to offer some years of visual amenity.

8.21 Various forms of replacement planting are proposed. The car park will be bordered by a row of new pleached hornbeam trees long both the north and south boundaries of the site; the landscape officer remains concerned that there may not be enough growing room for these, and they may be vulnerable to damage, despite the applicant providing new details of tree pits and planting specifications. In principle, the hornbeams are considered more beneficial than a single lime and sycamore; they are a native species, adaptable, robust and resilient to pruning management. The applicant is willing to provide further revised details for the Landscape Officer to hopefully address the outstanding concerns, and these will be presented and reported to Members within the committee meeting; if the rows of new semi-mature pleached hornbeams can be planted in an appropriate underground medium, with appropriate drainage, irrigation, surface protection and stem guards, they should be appropriately defended and able to prosper, and provide greater biomass, screening and habitat than the existing trees do. Further comments from the landscape officer will be sought in advance of the meeting.

8.22 To the south these new trees will provide substantial screening from the King Street apartments and soften the concrete facade. To the north such hedging offers a new and effective boundary to New Court, creating a natural enclosure to the courtyard which has to date been open to the car park; in combination with the link through the new building to Old Court the residents around New Court will have much more privacy and amenity for their apartments facing into the landscaped space and play area. In a practical sense the hornbeams are individually easier to maintain than the lime and sycamore, and are also more user-friendly for car parking.

8.23 Other planting includes low-level planting within the area between the extension and the King Street building, new planting alongside Manor Road, the semi-mature tree in New Court, new planting around the cloister in Old Court, and box hedging around the perimeter of the first floor study garden. The latter, proposed as a screen and natural buffer setting to the first floor study garden, is also subject to concern of the landscape officer; again, the applicant is seeking to address this by proposing alternatives for the meeting.

8.24 In revising the car park the materials include granite block pavers across the central car park area, with car park bays identified. The main surface will remain loose gravel within a containment grid, and an identifiable walkway of larger slabs, although some revision may be needed to ensure a level pathway of solid material is available to those with restricted mobility. Precise details of all the landscaping will be agreed by condition, as will appropriate arboricultural method statements to confirm the precise details of the tree protection and methods of construction around the trees. Landscaping and bird and bat box conditions will ensure appropriate quality and stature of replacement planting to enhance biomass and the variety of planting across the whole site, and encourage further wildlife. Subject to these conditions the scheme will offer more biodiversity and biomass than what the existing site contains, and for a longer lifespan than would be currently expected, and will improve the range of biodiversity. As such I consider the proposals to be in accord with Local Plan policies 3/4, 3/7, 3/11, 3/12 and 4/4.

Third Party Representations

8.25 I have addressed the issues raised in representations relevant to the listed building consent, as listed below, in the paragraphs indicated in the following table.

Objections raised:	Paragraphs:
Loss and masking of library's architectural assets.	8.3 and 8.10.
Design does not respect character or context.	8.7 – 8.14.

Regarding the amendments (responses to new issues only):

Concerns raised:	Response:
What is the precise change to the extensions?	The extension remains as close to the Malcolm Place residents as was previously shown, but the height of the roofs is reduced by a 0.31m reduced height of the ridge of the middle and northern-most gables, and a 0.20m reduced height of the ridge of the southern-most ridge (ie closest to King St).
The proposals are not consistent	Listed building and tree issues are

with the original aims of Bishop Westcott when he founded the College.	addressed above. The College business plan is not a planning consideration.
The proposals are not consistent with Westcott House's 2011 Ministry Council's Inspection Report which advocates protecting the site.	Listed building issues are addressed above. The College business plan is not a planning consideration.
Adjustments are not extensive enough.	The revisions have improved the scheme.
A flat roof with a fascia gable would be more appropriate instead.	The proposal must be considered only on the basis of the current design proposed, the listed building impacts of which are acceptable.

9.0 CONCLUSION

9.1 The development proposal represents an innovative response to the site constraints and an effective solution to underused and unsightly brownfield land. The design successfully preserves the vast majority of fabric of the listed building and makes sensitive and complementary additions which also allow its assets to be appreciated from within the development. The scale and mass maintains an appropriate relationship to the neighbours and uses careful techniques to minimise the impact on amenity to an acceptable level. Further, by taking a holistic approach to the way the site is experienced, impact from the loss of significant trees within the site is more than outweighed by the replacement planting and refurbishment of the site area.

9.2 Overall, the scheme meets the objectives of the National Planning Policy Framework and complies with the relevant policies of the 2006 Cambridge Local Plan, and as there are no significant material considerations felt to outweigh the benefits of the plans, the proposals should be approved subject to the recommended conditions.

10.0 RECOMMENDATION

10.1 APPROVE planning application 15/1217/FUL at Westcott House, Jesus Lane, Cambridge, CB5 8BP, and grant planning permission subject to the following conditions:

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

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by section 51(4) 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 secure a high quality of development with minimal and acceptable intervention on the listed buildings.

3. No new windows shall be constructed in either the extension or in the existing listed building, nor shall existing windows be altered, until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building. (Cambridge Local Plan 2006, policy 4/10).

4. The new access link through the existing window from the library into the new extension hereby permitted shall be created and finished in accordance with drawing PA09-DD-SK08 date: August 2015 "New Library Entrance" received 20/08/15, together with information on page 16 of the submitted Design & Access Statement.

Reason: To minimise harm to the special interest of the listed building and to ensure a high quality new development. (Cambridge Local Plan 2006, policy 4/10).

5. The new access link through the existing cloister arch into the new cloister extension hereby permitted shall be created and finished in accordance with drawing PA09-P-125 Revision A date: October 2015 "New Cloister Opening", and in accordance with the sample details of stone surround materials and detailed design to a scale of 1:10, to be first submitted to and approved in writing by the local planning authority. Further, the window and surround removed from the arch shall as far as is practicable be relocated and reused within the development in accordance with details to be first agreed in writing by the local planning authority.

Reason: To minimise harm to the special interest of the listed building and to ensure a high quality new development. (Cambridge Local Plan 2006, policy 4/10)