

Application Number	16/0406/LBC	Agenda Item	
Date Received	4th April 2016	Officer	Mr Toby Williams
Target Date	30th May 2016		
Ward	Market		
Site	Christs College St Andrews Street Cambridge Cambridgeshire CB2 3BU		
Proposal	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. Involves the demolition of the existing library (809 sq m).		
Applicant	Mr David Ball St Andrews Street Cambridge CB2 3BU United Kingdom		

SUMMARY	The development accords with the Development Plan for the following reasons: -The heritage impact on the associated listed buildings is acceptable.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 Christ’s College is located in the historic core of the City centre. It stands immediately east of St. Andrew’s Street/Hobson Street, and is bordered by King Street to the north, Christ’s Pieces to the east, and the Bradwell’s Court redevelopment to the south. The application site is the existing Christ’s College library, which includes the existing 1970’s library (designed by Christopher Grillet), the Bodley Library (C19) and West Range, South Range (early C16) and Bath Court. These are located in

the south corner of the College grounds. The Bodley Library punctuates the corner of Christ's Lane where it meets St Andrews Street. The 1970's library abuts Christ's Lane, turning inwards and thus meets the lane in the form of a brick wall.

- 1.2 The affected Christ's College buildings are grade I listed. Christ's College has been placed by Historic England on the Register of Parks and Gardens of Special Historic Interest in England at Grade II. The site falls within the Central Conservation Area. There are tree preservation orders within the Christ's College grounds but none are affected by the proposal. The site falls within the controlled parking zone.
- 1.3 Many surrounding buildings, including buildings within and outside the College grounds are listed.

2.0 THE PROPOSAL

- 2.1 Listed building consent is sought for the demolition of the existing 1970's library, the provision of new and upgraded library facilities for the College (1,539sqm), a new glazed atrium amenity space, bridge links between the first floor of the new library and the South Range and the Bodley Library. Various internal and external alterations to the Bodley Library and the South Range rooms are also proposed. The application is identical to previous applications 11/0516/LBC which has recently expired.
- 2.2 This report focuses on those aspects that only require listed building consent.
- 2.3 The proposed new library will provide additional reader spaces with open and closed shelving, including a purpose built rare books room, meeting rooms and associated storage and staffing offices/facilities.
- 2.4 The main components of the proposals that require listed building consent include:
 - New Library (1,539sqm), where it adjoins the listed buildings
 - Enclosure of Bath Court (201sqm) with a glazed atrium, where it adjoins the listed buildings

- Provision of bridge access between first floor of new library and South Range and Bodley Library, where they adjoin and interfere with the listed fabric
- Internal and external alterations to South Range and Bodley Library
- Demolition of the existing 1970's Grillet library (809 sqm).

2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Heritage Statement
3. Planning Statement
4. Environmental Noise Survey and Plant Noise Assessment
5. Archaeological Desktop Assessment
6. Sustainable Design and Construction Statement
7. Structural Report
8. A full drawings package

2.6 In response to a number of concerns raised by consultees and third parties relating to heritage and drainage issues, the applicants have produced a note detailing their response and have issued a Drainage Strategy and a report concerning moisture build-up within Bath Court. I have re-consulted the Urban Design and Conservation Team and drainage consultees accordingly and where I have received further responses I have summarised these within the report. Any further comments will be reported on the amendment or orally at the Committee meeting.

3.0 RELEVANT SITE HISTORY

Reference	Description	A/C, REF, W/D
16/0405/FUL	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation	Current

	of South Range between First Court and Library Court. Involves the demolition of the existing library (809 sq m).	
11/0495/FUL	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Demolition of the existing library (809 sq m).	A/C
11/0516/LBC	Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. The demolition of the existing Grillet library (809 sq m) to grade I listed building.	A/C

- 3.1 Both 11/0495/FUL and 11/0516/LBC were granted on 5 July 2013 with a timescale of three years for implementation. Neither of these two permissions has been implemented and both lapsed on 5th July 2016. The applicants state that the College has been unable to find sufficient funding for the project and cannot initiate lengthy detailed design work until this is secured under the current proposal. The applicants are seeking 5 year periods for implementation as opposed to the normal 3 year period in order to give more time for fund raising for the project and the detailed design work to be carried out. The current proposals under consideration are exactly the same as those approved in July 2013
- 3.2 Opposite the site is the Bradwell's Court redevelopment, consisting of new retail space and 15 residential units, granted planning permission in September 2005. The development was completed in December 2007 and involved the re-opening of Christ's Lane.

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 Local Plan 2006	4/10

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
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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.

5.5 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

Urban Design and Conservation Team

- 6.1 Objection: The application should be withdrawn to allow time for the LPA and Historic England's concerns to be addressed – both major concerns, like the bridge link and the library top floor, and lesser concerns like the glass doors in the LB.

Reason(s) for refusal:

- Harm caused by the link bridge to the South Range*
- Harm caused by the top floor of the new library*

The previous comments of the Urban Design and Conservation Team are summarised below and where in *italics* represent additional commentary:

Demolition

The existing library is not of great architectural or historic interest. It was designed by an architectural practice of modest local interest but none of their buildings have been considered worthy of Listed status. Its low-key presence within the College and near invisibility in the public realm means that its removal would not have a significant visual or other effect upon the setting of LBs or the surrounding CA. No objection subject to conditions.

Listed Alterations

Bodley Library

Ground Floor: No objection to the changes.

First Floor: Removal of the modern 'clutter', the conversion of the old library office to an exhibition space and the conversion of the former Fellows' Office are acceptable. The provision of sliding glass doors between it and the library are unacceptable in terms of visual intrusion and inappropriateness. They could be conditioned as per Historic England advice.

South Range

Ground Floor: Stair G, the passage and stair are recent and there is no objection to alteration/removal and to the reopening of the Buttery doorway. The proposed use of frameless glazing for the window and for the doors will look incongruous and bring an intrusive degree of reflectivity. The glazing treatment and location could be conditioned as per Historic England advice.

First Floor: The conversion of the window to a door for access to the proposed external bridge link is not justified. It appears that adequate space at the foot of the winder stair to the next floor cannot be provided to make DDA-compliant access. If older Fellows find it hard to access the parlour, the first thought should be to find a more suitable room, not to knock holes in a Grade I LB.

Covered court

The suggestion that the former Bath Court could be enclosed by a glass roof to provide a social meeting space has merit. Linking it to the Buttery and having a clearer route from the historic court at ground level is acceptable. Changed environmental conditions (moisture penetration), and the impact upon the setting of the LBs and issues of structural alterations for support off the listed building need to be considered/conditioned.

As the shape of the courtyard is irregular it is not easy to find a glazed roof form that works well. The structure, rainwater drainage and noise generation [within the enclosure] have been considered but not fully detailed. These all seem to work for the area along the length of the South Range – although the glazed ‘gable ends’ to each element will look odd from the dormer windows – but the much more awkward space adjacent to the Bodley Library does not work well. Bringing the glass up over the castellations to avoid the projecting bay looks clumsy and makes for an awkward junction in the parapet gutter. It cannot but look incongruous when viewed from below. Recommends conditions to seek detail of junction with the Bodley Library.

New library

By pulling the new building back from the Bodley Library and making the link longer [at GF & FF] there is more ‘elbow room’ to create the new social/café court.

The bridge link would break up the volume of the newly created court in an obtrusive and detrimental way to the setting of the LBs and is unacceptable in planning permission terms.

When looked at from the public realm the building would appear too bulky because of the metal-clad Third Floor. It would be noticeable against the sky and a dark, oppressive block on top of the remainder of the new building enclosing Christ's Lane.

The concept of the GF elevation to Christ's Lane being a memory of a historic boundary above which the new building rises works well in the views presented. The projecting oriel windows give some sense of connection between the activities within the library and the outside. Suggests conditions accordingly.

Addendum: Since the last submission of this scheme the NPPF has become the point of reference for considering such proposals. "NPPF para 13 requires great weight to be given to the Asset's conservation (particularly in this case – with grade I Listed Buildings). Significance can be harmed through alterationsor development within the setting. Regarding alterations to e.g. the Bodley library those highlighted as unsympathetic need to be successfully mitigated if they are not to be regarded as harmful in terms of paras 132-134.

Regarding setting, the existing 1970s library would be replaced by the proposed library. So the questions are, is there any additional impact on the Listed Buildings (or conservation area) in terms for instance, of scale or as a result of the covering of the open space between the buildings.

The latter returns us to the alterations. If there is harm from these, it does not appear to be substantial harm (in that neither the City Conservation Officers nor EH have suggested it is) and so NPPF para 134 would apply. This is not to say that less than substantial harm means a less than substantial objection - there remains a requirement to give "great weight" (NPPF) to the conservation of the heritage assets therefore either further satisfactory detail/revisions should be made up-front (i.e. before determination) or it must be clear that such alterations can confidently be dealt with via conditions. The latter does not appear to apply to some of the points raised (Bridge link to

South Range, top floor) *hence the recommendation that the scheme needs revision.*

Officer Note: At the time of writing this report no further comments have been received from the Urban Design and Conservation Team regarding the additional note and information regarding moisture build-up within the atrium space provided by the applicants. I will report any further comments that I receive on the amendment sheet or orally at the meeting.

Historic England

- 6.2 No objection: The creation of a space for visitors to visit the Bodley Library and information in relation to it is welcome. This is part of a larger scheme to sensibly reorder the library itself. Concern is raised regarding the introduction of a glass screen into the door at the north end of the Bodley library and a new glass door for staircase G. The need for some form of barrier for security and management of visitors is accepted for the Bodley library, but whether this should be a modern insertion is questioned, as the space is the focus of a view along the central aisle of the library. Recommends conditions to control the detailed execution of these two glazing elements.

The roofing over Bath Court will have a dramatic impact on the space between buildings. However, this is not a formal college court and was previously a garden prior to the construction of the Grillet library, which does not address this space positively. On balance, the enclosure of the Court is therefore acceptable, subject to conditions to secure clean and simple detailing in order that the glazed roof does not rival the views of the historic fabric. The glazing detail should be conditioned, as its final design will not be settled until a manufacturer is appointed.

No objection is raised to the proposed treatment of the Christ's Lane elevation. The proposed treatment of this elevation reflects the previous garden wall and the established tradition of many Colleges as inward looking, becoming more open at upper floors.

The Christ's Lane elevation will only be seen in oblique views and the illustrative material suggests that, subject to appropriate detailing, it will enhance the character and appearance of this part of the Conservation Area.

6.3 Design and Conservation Panel: Meeting of 8 June 2011

The Panel's comments are as follows:

- The Glazed Roof. The issue of how the new glazed roof touches the existing fabric has been successfully addressed, as had the associated issues of drainage, cleaning and environmental control.
- Glazed bridge. The Panel, although keen for alternatives to be explored last time, accept the college's reasons for its retention and feel that, with the sense of animation brought to the northern end of the court by the access now provided to the buttery, there is no danger of the space to the north of the bridge being a 'dead end'.
- Christ's Lane elevation. The Panel thought this, particularly the introduction of paired Oriel windows greatly improved. The Panel did, however, express some concerns about the maintenance of glazed apertures along the Lane.
- Louvre screen. The Panel wondered whether this could be used as an opportunity for art.
- Levels. The change in levels along Christ's Lane might be emphasised by the introduction of a stone 'skirting' running along the base of the library wall.
- Brick choice. The Panel strongly urges the choice of a high quality brick and wondered whether a local company might be approached to achieve a good match to the existing brick.
- The Panel welcomed the movement away from stack bonding.
- Sliding (glazed) door to G staircase. The provision of a glazed screen, an issue raised in Historic England's discussion with the College, was discussed by the Panel who concluded that if it were to be kept open most of the time, it would be an ineffective barrier against heat loss (at a time when energy saving should be a key concern.) The Panel on the whole remained ambivalent to the inclusion of the screen and noted that, whatever the outcome of the discussion with Historic England, the qualities of the project were not imperilled.

Conclusion

The Panel judged that the designers had successfully addressed the concerns about the glazed roof and the elevation to Christ's Lane expressed last time. The Panel welcomed the elegance of the solution to the problems of supporting, draining

and cleaning the glazed roof, were persuaded that the environmental qualities of the proposed court had been appropriately explored and thought the scheme would represent a very real enhancement of the College and Christ's Lane.

VERDICT – GREEN (unanimous)

- 6.4 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 The representations made in respect of the listed building application are summarised in the associated assessment for planning permission 16/0405/FUL.

8.0 ASSESSMENT

- 8.1 The historical and architectural significance of the site, together with the background to the application(s) is set out in the associated assessment for planning permission 16/0405/FUL.

Listed Building Consent Issues

The Proposed Atrium

- 8.2 Central to the design is the proposed library court, which sits between the existing South and West Ranges and which will be covered with a glazed atrium roof. This results in the external south wall of the South Range and east wall of the West (Bodley) Range to be enclosed. The enclosure provides a year round social space between old and new buildings.
- 8.3 The proposed glazing is formed into a series of 'ridges and furrows' that are held together by laminated glass beams that in turn sit on steel fins which connect to vertical columns that are placed at 6-8m intervals alongside the South Range. As such, the structure does not derive support from the South Range - which does not have any foundations - it floats above its eaves. This in turn enables (subject to listed building consent) the removal of modern clutter from the south elevation of the South Range, including plastic down pipes, guttering, cabling and

lighting, greatly improving the appearance of the facade. Adjacent to the Bodley Library, the glazing rises over the castellated parapet wall and projecting bay before resting behind it. The applicants state that the Bodley Library (a Victorian extension) was built with foundations and its wall is of significant thickness to withstand the minimal additional load proposed.

- 8.4 There is concern regarding the junction of the glazing with the Bodley Library and the form of this rising over the castellations and its attachment to the parapet gutter. The method of attachment of the atrium and alterations to the facades of the listed buildings are the parts of the application that require specific listed building consent.
- 8.5 The applicants have previously discussed this aspect of the design with the Urban Design and Conservation Team. There is no alternative scheme put forward to suggest that the means of providing a roof in this location could be improved. The detailing is relatively simple and clean in terms of design. Historic England state that subject to conditions to ensure the final glazing design does not rival the views of the historic fabric, that the atrium is acceptable. The Design and Conservation Panel are content with this aspect of the design in terms of its maintenance, environmental performance and the proposed elevation to Christ's Lane.
- 8.6 I note the substantial concern raised by third parties in relation to the glazed atrium and recognise that what is being created is a contemporary covered space which encloses two highly significant Grade I facades. In terms of the application for planning permission, it is essential that the development preserves or enhances the setting and character of these buildings. Given the poor quality of the existing Bath Court space and functional 'back-of house' relationship between the Grillet Library and the two ranges, in proposing a light and simple atrium structure – the detailed design of which is secured via condition 17 of the associated application for planning permission 16/0405/FUL and the details of junction with the listed buildings via condition 6 of the listed building consent application - which relies on minimal historical intervention and which, in the round, significantly improves the quality of the space and interrelations between the various buildings, I am of the opinion that the proposed atrium is acceptable as judged

against adopted policy 4/10 and NPPF guidance (paragraph 134), in that the overall impact of the scheme on the fabric and setting of the heritage assets, taking also into account application 16/0405/FUL, is an improvement to that existing.

- 8.7 A number of issues have been raised by third parties in relation to the atrium and its reflectivity, heat loss and energy, comfort of the space for users, noise, weathering and lighting. The issues are dealt with under the associated application for planning permission (16/0405/FUL).

The Proposed Bridges

- 8.8 Two new bridges are proposed. The first bridge connects the western elevation of the new library to the Bodley Library. This is located in the same position as an existing bridge from the Grillet Library. The structure is lightweight and acceptable in principle.
- 8.9 The second glazed bridge, also at first floor, diagonally connects the northern elevation of the new library to the South Range. This in turn provides access to the adjacent Charles Darwin Room and Fellows' Parlour. This involves the removal of an existing window in the original fabric of the South Range requiring listed building consent.
- 8.10 Neither Historic England nor the Design and Conservation Panel raise the provision of either bridge access as a concern. The Design and Conservation Panel state that:
- 8.11 *'although keen for alternatives to be explored last time, [they] accept the college's reasons for its retention and feel that, with the sense of animation brought to the northern end of the court by the access now provided to the buttry, there is no danger of the space to the north of the bridge being a 'dead end'.*
- 8.12 The Urban Design and Conservation Team take a different view in that they consider the bridge, which involves the conversion of the window to a door for access to the proposed external bridge link, is not justified in LBC terms because:

8.13 *'If older Fellows find it hard to access the parlour, the first thought should be to find a more suitable room, not to knock holes in a Grade I LB.'*

8.14 And in terms of planning permission because it:

8.15 *'would break up the volume of the newly created court in an obtrusive and detrimental way to the setting of the LBs and hence is unacceptable in PP terms too.'*

8.16 It is a matter of judgement as to whether the benefits of the provision of the link and associated works outweigh the harm caused to the original fabric of the listed building and its setting. In my view, the benefits as tested against policy 4/10 and paragraph 134 of the NPPF are that:

- there is an overall improvement to the setting of the South Range within the newly formed library court, including the removal of modern clutter from its elevation which must be taken into account.
- the proposal is the least damaging of potential options, as minimal intervention is to be carried out.
- in light of the improvements for disabled access that will be made to these historically important rooms, the intervention is a clear benefit for the use of the building and special interest of these rooms resulting in a wider public benefit should they be opened for access to the public.

8.17 In my view, subject to condition 6, the provision of the bridges should be supported as they conform to planning policy and NPPF guidance.

Demolition of Grillet Library

8.18 This is not recognised in the Heritage Statement as worthy of retention. Built in the 1970's, it is awkwardly juxtaposed adjacent to the South Range and the Bodley Library. It presents a poor and unrewarding southern brick facade to the re-opened Christ's Lane and an uncompromising metal and dark glass facade on its northern side facing the South Range. No objection is raised by the Conservation and Design Team or Historic England regarding its demolition. I recommend

condition 2 to ensure the works for demolition do not damage the historical fabric.

Glass Doors: Bodley Library and Staircase G

- 8.19 At the northern end of the first floor of the Bodley Library aisle, new glazed sliding doors are proposed to allow for the conversion of the old library office into a new exhibition/reception area that can be accessed via staircase K. This will allow visibility into the Bodley Library down its central aisle, provide a security barrier and a barrier to noise. The sliding doors are to be discretely hidden behind a pair of bookcases when not in use but pulled across these spaces as appropriate to the use of the exhibition/reception area. The original doors are to be retained in situ in a fixed open position.
- 8.20 Both Historic England and the Urban Design and Conservation Team have raised concern regarding the introduction of the glass doors. The need for some form of barrier for security for the book collection and management of visitors is accepted, but whether this should be a modern insertion is questioned. The Design and Conservation Panel is ambivalent.
- 8.21 The second set of listed alterations concerns a glass door which is proposed at ground floor level between First Court and the new library court (Bath Court) at staircase G. The associated works resulting in the provision of the door allow for the reconfiguration of a 1970's staircase to allow more direct access into the new library court. Historic England has raised concern with regard to the suitability of the door given the tradition of open staircases from college courts but notes that discussions with the applicants has suggested that it could be placed under or behind the line of the repositioned staircase, which would not alter the appearance of First Court.
- 8.22 Both Historic England and the Urban Design and Conservation Team accept that conditions could be appended to any consent to deal with the issues posed by the glass doors. I do not consider that the determination of the overall proposal should rest on the merits of the provision of the glass doors. I propose conditions 15 and 16 to control the detailed execution of these elements to seek the best available solutions.

Damage to Historical Fabric through Construction

- 8.23 A number of third party representations have raised concern that the proposal would damage both the West and South Ranges internally and externally, particularly the South Range due to its age and lack of foundations causing fissures, distorting of timbers and distress to masonry.
- 8.24 The proposal incorporates a large basement area and in order to construct this, piling in close proximity to the South Range is required. The applicants have submitted a Stage C Structural report which assesses the potential for ground movement in relation to the proximity of the development to the listed buildings. It proposes a secant piled wall and concludes that ground movements around the basement perimeter due to basement excavation are likely to be modest (5-10mm) and that movements of this order are unlikely to affect adjacent structures. Subject to conditions to ensure that the construction is carried out in accordance with these recommendations and that the buildings are monitored before, during and after construction for any such movement, I am satisfied that the works would not result in any significant damage to the listed buildings. The Urban Design and Conservation Team were previously satisfied with the findings of the report and recommend monitoring to be secured by condition 4. I also recommend condition 3 more generally to ensure listed elements of the buildings (windows etc.) are adequately protected prior to development commencing.

Stone Cleaning

- 8.25 The Bodley Library is made of Ketton Stone, the east wall of which has darkened and stained due to its sheltered position adjacent to the Grillet Library. The applicants propose to clean this elevation using recognised conservation methods to improve its appearance.
- 8.26 Both Historic England and the Conservation and Urban Design Team originally expressed some concern with regard to this aspect of the proposal. Cleaning for cosmetic reasons is not usually favoured as it can result in damage to the fabric of the building and result in harm to the appearance of the building by removal of its aged and weathered character. Historic England has subsequently agreed to a form of cleaning which would be

sensitive to the fabric and appearance of the listed building. The Urban Design and Conservation Team is satisfied with this approach (see condition 9).

- 8.27 Subject to a detailed condition ensuring agreement of the final methodology of the cleaning and inspection on site in test areas to ensure the special character and appearance of the building is safeguarded, the works are acceptable.

Other Listed Building Issues

- 8.28 Internal heritage advice is that other demolitions, such as the unblocking of the doorway to the Buttery, are acceptable. No objection is raised to the changes to the Ground Floor of the Bodley Library. The removal of the modern 'clutter' on the first floor of the library, improvements to lighting and the original bookcases by Bodley being retained are also acceptable, as is the conversion of the former Fellows' Office into an archive study room. I recommend conditions 5, 7 and 8 accordingly.

Summary of Heritage Impacts

- 8.29 The key factor in considering this application is the impact of the proposal on the special architectural and historical interest of the grade I listed buildings within Christ's with regard to policy 4/10 of the Cambridge Local Plan 2006, NPPF Guidance with regard to paragraph 134 and consultee advice, also taking into account the issues and assessment of the associated application for planning permission 16/0405/FUL.
- 8.30 In my view, the applications have been found to be justified and well-informed and would protect the special interests of these heritage assets. The Urban Design and Conservation Team has expressed the view that the application should be withdrawn to allow time for the Council's and Historic England's concerns to be addressed. If the concerns are not addressed they recommend refusal of both the application for planning permission and listed building consent with reference to issues surrounding the link bridge to the South Range (a specific listed building issue) and the bulkiness of the building onto Christ's Lane with reference to the top floor (an issue associated with the application for planning permission).

- 8.31 Historic England advise that their concerns with regard to the glass doors can be addressed through planning condition and whilst uncomfortable with this approach, the Council's Urban Design and Conservation Team do not explicitly recommend refusal on these grounds. Neither Historic England nor the Council's Design and Conservation Panel raise any particular issue with regard to the design or scale of the proposal or the link bridge.
- 8.32 I am mindful that this proposal is identical to that proposed and approved previously. Technical issues surrounding the design and location of the glass doors are relatively minor and it is reasonable to deal with these through condition. The link bridge to the South Range poses an altogether more difficult issue of heritage impact that forms a central component of the scheme the applicants cannot address through amendment. It either remains or is removed entirely from the scheme, the latter option of which the applicants are unwilling to undertake. As discussed in my assessment, my view is that the less than substantial harm caused by the bridge as identified by the Council's Urban Design and Conservation team is outweighed by the heritage benefits to the fabric and setting of the listed buildings as described. In the round and in addition to the positive impact that would arise from the scheme on the character and appearance of the Conservation Area, the proposal is therefore acceptable.
- 8.33 As such, the proposal accords with local policy 4/10, national policy guidance (para. 134) in relation to heritage impact (with reference to sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990), and adequately responds to its context, sense of place and is of good design.

Third Party Representations

- 8.34 I have dealt with the third party representations as part of my assessment of associated application 16/0406/FUL.

Other Issues

- 8.35 The applicants have asked for a longer period of 5 years to be granted to implement the permissions. This is based upon the complexities of the project and lead in times for fundraising. I see no harm in granting a longer term to implement the listed

building consent given the circumstances of the case. This approach accords with NPPG advice which states that a longer time period may be justified for very complex projects where there is evidence that three years is not long enough to allow all the necessary preparations to be completed before development can start.

9.0 CONCLUSION

- 9.1 The key factor in considering the application has been the impact of the proposal on the special architectural and historical interest of the grade I listed buildings within Christ's. The application has been found to be justified and well-informed and would protect the special interests of these heritage assets.
- 9.2 Listed building consent should be issued provided the associated application for planning permission is endorsed by the Planning Committee.

10.0 RECOMMENDATION

1. APPROVE application 16/0406/LBC subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five 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. Prior to commencement of any works of demolition, the means by which the demolition works are to be carried out in a careful and controlled manner in order to avoid damage to the stonework of the Bodley Library and South Range or other item of historic fabric shall be submitted to and approved by the local planning authority in writing. The demolition works shall thereafter be carried out in accordance with agreed methodology.

Reason: To protect the fabric of the listed buildings. (Cambridge Local Plan 2006 policy 4/10)

3. Prior to the commencement of development, the means of preservation, protection and treatment of the following items of architectural / historic interest shall be submitted to and approved by the local planning authority in writing:

- i] Joinery such as staircases, library shelving, doors & doorcases
- ii] Plasterwork to ceilings and walls
- iii] Decorative stonework such as mouldings, string courses, finials
- iv] Windows and historic glass.
- v] Parquet and other historic floor coverings.

It will be expected that items vulnerable to damage during the works will be protected by means of fixed boxing [of plywood, etc.] or thick padding [of foam plastic or rubber, etc.],

The approved means of preservation, protection and treatment shall be provided before the commencement of development and shall be maintained for the full duration of all works to the Listed Buildings.

Reason: To protect the fabric of the listed buildings. (Cambridge Local Plan 2006 policy 4/10)

4. Prior to the commencement of development, a system of monitoring the nearby Listed buildings/structures for movement during demolition/construction/alteration/excavation shall be submitted to and approved by the local planning authority in writing. The submission shall include details of acceptable parameters, frequency and accuracy of measurements and location of monitoring points. The approved monitoring system shall be implemented prior to the commencement of development and maintained for the full duration of all works to the Listed Building.

Reason: To protect the fabric of the listed buildings. (Cambridge Local Plan 2006 policy 4/10)

5. No making good of exposed areas revealed by demolition, alteration or repairs shall take place until full details of the proposed work have been submitted to and approved by the local planning authority in writing. Making good shall then take place only in accordance with the approved details.

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

6. Prior to commencement of development, full details of the way in which the new construction is to be linked to the existing including weathering, flashings and structural junctions shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

Reason: To minimise damage to the special interest of the listed buildings (Cambridge Local Plan 2006, policy 4/10)

7. Where new partition walls intersect with or abut historic walls, the new work must be scribed around any decorative cornice, picture, dado or plate-rail, fireplace and/or surround, skirting board or any other projecting feature unless otherwise agreed in writing by the local planning authority. Under no circumstances whatsoever shall such partitions or other new work be cut into historic fabric. Where fixings have to be made into historic fabric, this shall be done in a reversible way.

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

8. All redundant and disused services including cables, pipes, ducts, vents, grilles, trunking, switchgear, wiring, extractor fans, air conditioning plant, and conduits are to be removed carefully from the historic building and the resulting areas made good to match the nearby historic work or to the satisfaction of the local planning authority.

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

9. Prior to the commencement of the cleaning of any masonry, full details of all masonry cleaning systems shall be submitted to and approved in writing by the local planning authority. This may require the submission of test patches of cleaning to assess suitability for the masonry in question. High-pressure blast systems or those utilising coarse abrasives are unlikely to be approved. All masonry cleaning shall thereafter be carried out only in accordance with the approved system.

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

10. Prior to the commencement of works to the existing kitchens, full details of all such works shall be 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 minimise damage to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

11. Prior to the commencement of development, full details of all secondary glazing systems including fixings into reveals and sills, location & design of mullions & transoms, means of opening/closing, materials and mouldings, shall be 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 minimise damage to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

12. Prior to the commencement of development, full details of new partitions shall be submitted to and approved in writing by the local planning authority. Where new/modern partitions are to be inserted into the historic building, fixings shall be installed in the least damaging way and with the fewest number [compatible with structural stability] to walls, floors & ceilings. Installation should be wholly reversible and allow for making good if partitions are later removed. The development shall be carried out in accordance with the approved details.

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

13. Prior to the commencement of development full details of internal / external lighting schemes including lamps, lanterns, power / control boxes, wiring runs and switches shall be 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 minimise damage to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

14. Prior to the commencement of development, full details of 'active' fire protection systems / security systems / access control systems including smoke/heat detectors, call points, sounders, intercoms, swipe-card readers, wiring types & runs and control panels shall be 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 minimise damage to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

15. Notwithstanding the details shown on Drawing No. 535 1200PL1, prior to the installation of any new doors, the precise form, materials and method of opening of the new doors between the Upper Library and the Exhibition/Reception Room at first floor shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

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

16. Notwithstanding the details shown on Drawing No. 535 12001PL1 and 535 12010PL1, prior to the installation of any new door, details of the precise location of the glass door and its frame within the ground floor of Staircase G shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

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

17. No demolition shall take place until a full photographic record and survey by measured drawing and salvage of samples has been made depicting the exterior and interior of the Grillet building and a copy deposited with each of the following organisations: the Cambridgeshire Collection of the Central Library, Lion Yard, Cambridge; the County Archive, Shire Hall, Castle Hill, Cambridge, and the local planning authority. The precise number and nature of the photographs, drawings and samples to be taken is to be agreed in advance with the local planning authority and the format in which they are to be displayed and titled is to be agreed with the local planning authority before the deposit is made. In preparing a survey it is recommended that reference is made to "Understanding Historic Buildings: A guide to good recording practice." - English Heritage, 2006

Reason: To foster understanding of the building's importance in the national and Cambridge context, and to ensure proper recording of any aspects of the building's special interest which are to be lost or altered. (Cambridge Local Plan 2006, policy 4/10)