

Application Number	16/1465/LBC	Agenda Item	
Date Received	23rd August 2016	Officer	Sav Patel
Target Date	18th October 2016		
Ward	Cherry Hinton		
Site	Cherry Hinton Hall Cherry Hinton Road Cambridge CB1 8DW		
Proposal	Proposed demolition of existing extensions and their replacement with a new glazed link extension, multi-purpose building, internal reorganisation and refurbishment.		
Applicant	International Schools Partnership C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed external and internal alterations to the hall and cottage would preserve the historic fabric of each building without harming the special interest of the listed building.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located within Cherry Hinton Park which is north of Cherry Hinton Road. The site is occupied by Cherry Hinton Hall which was built in 1839 as a country house for John Okes, and is a Grade II Listed Building (on 19 September 2002). Cherry Hinton Hall is currently owned by Cambridge City Council who also own and manage the parkland. The hall is set within informally landscaped parkland with winding footpaths, a managed brook and areas of open space.

- 1.2 The hall is a large detached Victorian building with prominent chimneys, expressive window detailing, high eaves line with parapets and some tudor detailing. The Hall has been sectioned

off from the parkland and internally adapted and externally extended over the years. There is a 2 metre high rail fence that encloses the curtilage of the hall. The main entrance which is in the south elevation is accessible from the public footpath which runs past the front elevation. There are several trees within and adjacent to the site boundary.

- 1.3 There is also a two storey pitched roof building to the west of the Hall which is known as the cottage which is connected to the Hall by a wall. The main entrance into the Hall is located in the south elevation. To the north of the Hall and cottage is the main outdoor play space which is mainly hardstanding. There is also a play space to the west of the cottage.
- 1.4 To the north of the site is an area of land that is a storage area which is used for events in the park such as the Folk Festival. The storage space also includes a single storey 'at-cost' building. To the east of the site is park land and Cherry Hinton Brook. To the south of the site is park land. To the west of the site are the main footpaths that run through the park, park land and equipped play area and tennis courts adjacent to the rear of the properties in Walpole Road. There is also a public car park adjacent to the main entrance into the park and a single storey cottage which is used as a private dwelling.
- 1.5 The school is run by Cambridge International School which opened in 2006 and now is part of International Schools Partnership. The school has a focus on international families locating to Cambridge and also local families who want an internationally focussed education. The school has a current capacity of up to 180 pupils and have 160 pupils on the register at any one time. The hall provides junior school education for nursery ages to Key Stage 2 (11 years). The school operates over two site; Cherry Hinton Hall and The Temple site in Little Abington. The Temple is a secondary school with a capacity of 190 pupils.

2.0 THE PROPOSAL

- 2.1 The proposal is for internal reconfiguration and refurbishment to the hall and cottage in order to improve circulation, and external alterations including removal of existing extensions to the existing hall and cottage buildings. The proposal also includes a

new glazed link extension between the hall and cottage and single-storey multi-purpose building.

2.2 The existing extensions to be removed are mainly flat roof additions located on the rear (north) and side (west) elevations.

2.3 The application is accompanied by the following supporting information:

1. Planning Statement
2. Design and Access Statement
3. Statement of Community Involvement
4. Preliminary Ecological Appraisal
5. Preliminary Bat Root Assessment
6. Heritage Statement
7. Tree Survey and AIA
8. Tree Survey plan
9. Transport Statement
10. Draft Travel Plan
11. Landscape Strategy
12. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
16/1464/FUL	Proposed demolition of existing extensions and their replacement with a new glazed link extension, multi-purpose building, internal reorganisation and refurbishment.	PENDING
11/0785/LBC	Internal alterations including new door in existing 20th century wall, removal of 20th century cupboard and formation of opening in existing masonry wall to create large classroom.	APPROVED
08/0856/FUL	Installation of temporary log cabin in playground for use as art room.	APPROVED
07/0151/FUL	Change of use from general store to dog warden / pet control services facilities and installation of new windows and doors.	APPROVED

06/0621/FUL Change of use from educational training centre to school. APPROVED

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 Circular 11/95
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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.

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 The proposal is acceptable subject to conditions:

- Sample panel;
- Details of the railings and gates;
- Joinery details;
- Glazing and joinery details;
- New partitions;
- New plasterwork;
- All/repairs to plasterwork;
- Section for new screen details;
- Details of the masonry wall cleaning system

6.2 The changes to some of the interior spaces appear to be dramatic, creating large spaces. However, as set out in the documentation, the hall is highly unlikely to ever return into residential use as it is surrounded by a public park. Therefore its use as an educational establishment seems to be appropriate and to be used successfully as such, it needs to accommodate the needs of the school, but without compromise to the few architectural details of the hall that remain.

6.3 The applications propose to demolish the majority of the additions to the building. The only ones to remain will be the 20th century lift shaft and the billiard room, which dates from the late 19th century. By doing this the original layout of the building and the adjacent coach house, which is curtilage listed, will be seen.

- 6.4 The proposed new buildings are an open air classroom, which will be in the outdoor space between the hall and the coach house, and a multi-purpose room which will be along the boundary to the rear of the site and turning towards the coach house. The applicants have provided historic maps as reference to what had previously been on the site, and this includes outbuildings to the rear, in a similar location to the proposed new multi-purpose space. Therefore the principle of development in this area is supported provided that the new building is of appropriate design, scale and massing.
- 6.5 The proposed multi-purpose space is single storey, with a broken roof line to break up the massing. There will be windows at varying levels on the hall side and none over-looking the park. It will also have a green roof which would give some additional interest. By turning the end of the building to line up with the coach house, this helps to create a recognisable entrance to the school and forms a courtyard within the site which is reminiscent of the former service/stable area of the hall.

Movement and Access

- 6.6 The accesses to the school will be via the playground and through a re-worked main entrance to the hall. By erecting the new multi-purpose space, this will help to sign-post the entrance, and will create an enclosed space for the smaller children at the school.

Layout

- 6.7 The proposals for the re-modelling of the interior of the hall are acceptable.

Basement:

- 6.8 This space is not used for anything other maintenance as it has running water in it. However, where the basement is accessed,

the applicants need to create a new fire exit which will go out of the building, under the secondary staircase.

- 6.9 The proposal is to move the existing doorway to the top of the steps which go down to the basement. The steps are modern concrete and the door will have to open outwards as, due to the sloping of the ceiling over the steps, there is not enough room for it to open into the basement space. This is not shown on the amended plans where the door is opening inwards, under the staircase.
- 6.10 The underside of the secondary staircase is lath and plaster, but this has lost some of its plaster. This will need to be repaired using an appropriate lime plaster mix. Amended plans are notated to show that the landing for the steps down to the basement will be built up with timber framing to give a level fire exit route under the stairs and out of the building through the re-opened doorway. The raising of the landing will alter the door lintel which will need to be raised so that there is an appropriate fire escape with a full height door. These details will need to be submitted for written approval prior to the commencement of these works.

Ground Floor:

- 6.11 Where alterations are to be made internally, they are acceptable subject to details.
- 6.12 The proposals for the reception area would improve the existing situation by removing the desk into another adjacent room, currently a classroom, which would give a more appropriate arrival space to the hall. There is evidence that there was a door from the hall into that area previously, and there is an existing door and architrave, which is currently from the lobby into the classroom, which will be re-used in that location as shown in the addendum to the Design and Access Statement. This is an original door which has an interesting door handle which must be retained. There is evidence that this door is not

in its original position as it has an elaborate hood over the top which is too decorative for an informal space. The window into the new reception area is new, but this would not be harmful to the character or special interest of the listed building subject to the details being submitted and agreed. It will be a clear window opening with no architrave to show that it is a modern intervention. There are no sections showing the size of this opening and this information needs to be submitted and agreed in writing prior to the commencement of these works.

- 6.13 Where the new glazed lobby is to be constructed, which was not shown on the original floor plans but is on the amended ones, more details will be required. The amended plans show the position of the glazing, but not its details. These will need to be submitted and agreed, for example the design of the door in the screen. The glazing should be scribed round any architectural details such as skirtings and covings and it should also be located so that it does not affect the original tiling which is just inside the entrance door.
- 6.14 Replacement of the Perspex in the arches with glass will improve the character of this space. The type of glass has not been discussed and a sample should be provided for written approval. The placing of seats in the alcove, against the glass is acceptable, provided that they are not fixed into the frame of the arches. The replacement of the semi-glazed screen and door from the main entrance into the area at the bottom of the main staircase could be supported subject to details as the existing screen and door are of no historic interest. Details of this new screen need to be submitted for written agreement prior to the commencement of the works.
- 6.15 The amended plans showing the door schedule have labelled the door into the library (GF.04) as a new 6-panel door to match the existing. My recollection is that there was already a suitable door in this area that could be re-used. Clarification is required regarding this.

- 6.16 The re-working of the G.02 and G.03 classrooms to form the library and admin rooms is acceptable. The lobby is not part of the original layout of the hall, and the original doors will be re-used.
- 6.17 In classroom G.12 the removal of the screen to form the layout space reception is acceptable as it is a modern insertion. Unfortunately when it was put in, the screen was not scribed around the architectural details but cut through them. When it is removed, those details need to be repaired on a like-for-like basis.
- 6.18 There is proposed to be a couple of doorway alterations in the former billiard room, now classroom G.27. The door into the glazed link will line up with that from GF.12. This is acceptable provided that the existing door and architrave into the office are re-used as these match those of others on this floor. It is understood that the applicants wish to uncover the rooflight in this room. This could be supported subject to the submission of appropriate details of any refurbishments which may be required.
- 6.19 There is to be a new set of double doors from GF.20 to the courtyard area. This will be the fifth entrance/exit from this room which seems to be a bit excessive. However, provided that the details of the doors is submitted and agreed, the exterior wall to this room, when viewed from the courtyard, would not be harmed by the introduction of the opening, in fact it would give some interest to this otherwise bland expanse of brickwork.
- 6.20 Other openings on this floor are to be formed where there are reconfigured WCs and between G.20, G.22, G.23 and G.24. On the original plans these were shown to be full openings but with a downstand. After the recent site visit, it was agreed that there would be nib walls left as the downstands will need to rest on something for support, and this is now shown on the amended plans. This will ensure that the present layout of the rooms will be read in the building. Where there are new openings, these

will be to the same height as the top of adjacent windows, and they will read as openings within the wall rather than the removal of the wall.

- 6.21 The glazed link to the cottage will be a light-weight addition and the alterations to the cottage itself, on both floors, are acceptable as there is not any historic fabric left internally.

First Floor:

- 6.22 The removal of the 1.14 corridor is supported as it is a modern intervention. As with the ground floor, the resultant openings were discussed during the recent site visit and it was agreed that nib walls would be left here to support the downstands. Again this is shown on the amended plans. We also discussed the doors and which could be upgraded to meet current fire regulations. These are now shown on the door plan as being retained. The division of 1.01 into two rooms is supported as it is fully reversible. The openings between this divided space and their adjacent classrooms should be finished appropriately and these details need to be submitted.
- 6.23 The amended plans label some new doors as hardwood with fire screen and door. These details need to be submitted for written approval prior to the commencement of the works.

Scale and massing

- 6.24 The scale and massing for each of the two new structures within the boundary of the hall is acceptable. They do not dominate views and they are of a scale that works with the character of the main listed building.

Open Space and Landscape

- 6.25 The spaces and landscaping within the site will be altered by the new buildings. However, they will not have a negative

impact on the setting of the listed building which is generally seen as a large building within parkland.

- 6.26 There are to be new gates to enter the nursery/reception class area. This needs to ensure that it remains open and is only closed when the children are outside. This will retain views through the site as there are currently.
- 6.27 The details of these gates and how they will be fixed to the buildings will need to be submitted for written approval prior to the commencement of the works.

Elevations and Materials

- 6.28 Where the modern extensions are removed, there will need to be some patching in of the brickwork and in some cases the removal of paint where an internal wall becomes an external one. This will need to be done with care to ensure that there is no unnecessary loss of the brick faces and the method proposed submitted for approval. Patching in of brickwork should re-use existing bricks where they are a good match, or use others to match where there are not enough.
- 6.29 The new buildings are of appropriate materials for this location and will not dominate the listed building or jar with its setting and the parkland location. Samples of the materials for the new structures need to be submitted for written approval prior to the commencement of works.

Historic England

- 6.30 The proposed introduction of openings within the main entrance hall and room over could cause low level of harm to the significance of the grade II listed building. However no objection to the works subject to conditions to reduce harm to the historic character and appearance of the interior.
- 6.31 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 Councillors Ashton, Dryden and Macpherson have commented on this application and requested that it be called into planning committee due to the amount of local interest in the proposals. Cllr Ashton has raised concerns with the proposed intensification of use and activities in terms of parking intensity, changes of the listed building, possible encroachment onto the public space and compatibility with the aspirations and objectives of the masterplan for Cherry Hinton Hall.

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

- 29 Greystoke Road;
- 42a Greystoke Road
- 20 Doggett Road
- 1 local resident representation but address not supplied

A petition from 21 Greystoke Road has also been submitted with signatures from the following addresses:

- 92 Birdwood Road;
- 9 Conway Close;
- 20 Doggett Road;
- 51 St Bedes Gardens;
- 106 Malvern Road;
- 21 Kelvin Close;
- 3 Greystoke Road
- 15 Greystoke Road;
- 19 Greystoke Road;
- 23 Greystoke Road;
- 5 Mill Croft;
- 61 Greystoke Road;
- 57 Glenmere Close;
- 43 Malvern Road;
- 58 St Bedes Gardens;
- 2 Chartfield Road.

7.3 The representations can be summarised as follows insofar as they relate to the Listed Building issues. The planning issues within these representations have been set out in the linked planning report:

- Concerns with more alterations to the grounds because of the school's requirements;
- The artist impression drawing is not in keeping;
- The plans seem to extend into the hall grounds with much of the area fenced off;
- Concerns with the impact of the alterations and loss of the Victoria tiles in the hall;
- The proposed replacement windows and doors are too modern and not in keeping with the original building;
- The school should look for alternative locations and leave the hall alone.

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.

8.0 ASSESSMENT

Impact on the Listed Building

- 8.1 The guiding principle of the proposed works is to retain and to restore the external appearance of the hall building by removing later unsympathetic alterations/extensions which detract from the special historic appearance of the listed buildings. The proposed glazed link, which would form the main entrance to the cottage, would not detract from the historic character of the listed buildings. It would appear as a subservient and innocuous addition which would assimilate into the site without appearing out of character with the special interest of the hall and cottage. The Conservation Officer and Historic England are satisfied that the proposed works will adequately respect the special interest of the listed buildings subject to the incorporation of a number of conditions.
- 8.2 The proposal also includes a multi-purpose building (part of this application) and covered outdoor classroom, cycle/scooter parking provision, bin store and landscaped play space (these are within the planning application). These proposals have been fully assessed in the report for the linked planning application 16/1464/FUL, and I therefore do not consider it necessary to repeat the assessment of the other proposals as part of this application.

8.3 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/10.

Third Party Representations

8.4 I set out below my response to the comments raised in the third party representations:

Representation	Response
Concerned with more alterations to grounds of the hall to suit the requirements of the school;	The proposed alterations to the school and cottage would improve the appearance of the Listed buildings.
The school should look for alternative locations and leave the hall alone;	The school does not need to look for alternative locations and proposed alterations would improve the appearance of the hall not only for the school but also for the public.
Artist impression is not in keeping with the hall;	Artist impressions help to give an indication of how the alterations would appear but are not relied upon. The alterations are in keeping with the hall.

9.0 Conclusion

9.1 The proposed external and internal alterations to the hall and cottage are acceptable and would not harm the special historic interest of the listed buildings. The proposed multi-purpose building would not harm the setting of the listed building.

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

3. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only 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. Prior to the commencement of fitting of railings/gates to walls, the means of fixing the railings/gates to or into the walling, piers, copings or other elements shall be submitted to and approved in writing by the local planning authority. Where a traditional design is proposed, railings should normally be lead 'caulked' into sockets in stone or other copings. 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)

5. No new, replacement or altered joinery shall be installed, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) 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)

6. Prior to the commencement of installation of glass/glazing, full details of all glass to be installed in doors / windows / screens, etc., shall be submitted to and approved in writing by the local planning authority. Mirrored, reflective, metallic coated or other non-transparent glass are unlikely to be approved. 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)

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

8. All new / altered / repaired / reinstated internal plasterwork is to match exactly in every respect the existing historic work in terms of materials, substrates, fixing, texture, finishing technique, etc. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

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

9. All plasterwork / render repairs are to match the existing exactly in every respect and to meet the requirements of English Heritage Technical Handbook, Volume 3. The use of traditional, lime-based materials is mandatory. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

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

10. Prior to installation of the new screens full details showing sections of the screens shall to be submitted to and approved in writing by the LPA. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

Reason: To avoid harm 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 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. Masonry cleaning shall thereafter only be carried out in accordance with the approved system.

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