

<b>Application Number</b>	17/1542/LBC	<b>Agenda Item</b>	
<b>Date Received</b>	5th October 2017	<b>Officer</b>	Michael Hammond
<b>Target Date</b>	30th November 2017		
<b>Ward</b>	Market		
<b>Site</b>	Cambridge Union Society 9A Bridge Street Cambridge CB2 1UB		
<b>Proposal</b>	Demolition of ancillary buildings and removal of 1930's facade at the Grade II listed Cambridge Union Society. Construction of replacement facade, reinstatement and refurbishment of historic features and internal and external access and refurbishment works including enlargement of existing cafe (use class A3) and re-opening of 'footlight's' entertainment space (sui generis). Demolition of squash courts and un-listed 3-5 Round Church Street in the conservation area. Construction of new link building for access and ancillary uses for the Union Society. Construction of adjacent new building with ground floor restaurant (use class A3) with 45 room post-graduate student accommodation above (use class C2) together with basement storage and services.		
<b>Applicant</b>	Cambridge Union Society and Trinity College		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- In my view the proposed works would cause less than substantial harm to the setting and special interest of the Listed Building and this harm would be outweighed by the public benefits that the scheme would deliver.</li> <li>- The proposed amendments compared to the previously approved consent would not harm the setting of the Listed Building.</li> </ul>
----------------	---

	- The reinstatement of the hipped roof to the Waterhouse building would enhance the special interest of the Listed Building.
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The Cambridge Union Society is located in the historic core of the City Centre. It occupies a large site on the south-west corner of Park Street and Round Church Street. The majority of the site is occupied by the main Grade II Listed Building of the Cambridge Union Society. The building is three-storeys in height with a half level below. It was completed in 1866 by Sir Alfred Waterhouse, most famously known for his design for the National History Museum in London. Since its construction, the building has been the subject of later extensions and additions, notably the 1930's extension to the Round Church Street elevation and the squash court. The half level below was formerly used by the Cambridge University Footlights Drama Club. The debating chamber is situated in the heart of the building and occupies a large proportion of the main building and hosts the oldest debating society in the world. This aspect of the building has retained its appearance for over 140 years and has hosted a variety of well-known speakers including former prime ministers and major international figures. There is also the Cambridge Union Society coffee shop/ bar at ground-floor level which is open to members of the public. The upper floors and remainder of the building are predominantly office/ educational space, in addition to the large library and snooker room. In the north-east corner of the site is a row of three terraced properties (3-5 Round Church Street) used as student accommodation which are under the ownership of Trinity College.
- 1.2 To the west of the site is the Holy Sepulchre Church, commonly referred to as the Round Church, which is a Grade I Listed Building. To the north of the site is the Park Street multi-storey car park. There is a row of terraced properties to the east along Park Street, the southern half being Grade II Listed Building and the northern half being designated as Buildings of Local Interest. To the south-east of the site is the Grade I Listed 'Little

Trinity' building. The ADC theatre is situated to the south of the site.

- 1.3 The site is situated in a sensitive location in terms of conservation and heritage assets. As stated there are the Grade I Listed Buildings of the Round Church and Little Trinity in close proximity. The main building on site is Grade II Listed. The row of terraced properties to the east along Park Street are Grade II Listed/ Buildings of Local Interest. The site is situated in the Central Conservation Area.

## **2.0 THE PROPOSAL**

2.1 Listed building consent is sought for the following works:

### **2.2 Demolition:**

- Removal of the 1933 elements of the Round Church Street façade of the Grade II Listed Cambridge Union Society buildings;
- Demolition of the 1883 dilapidated toilet block of the Grade II Listed Cambridge Union Society buildings;
- Demolition of the 1933 former Squash Courts of the Grade II Listed Cambridge Union Society buildings;
- Internal and external demolitions and removals of fabric from various periods to allow for the improved access to, and usage of spaces within, the Grade II Listed Union Society buildings;
- Demolition of the unlisted 3-5 Round Church Street in the Conservation Area

### **2.3 Development:**

- Construction of a new Round Church Street façade of the Grade II Listed Cambridge Union Society building based upon an adaptation of the original 1883 design to tie-in with surviving original elements;
- Recreation of four dormer windows to the 1866 element of the Grade II Listed Cambridge Union Society buildings to re-instate those lost through bomb damage in the second world war;
- Creation of a new doorway to the Park Street elevation of the original 1883 building known as Round Church House of the Grade II Listed Cambridge Union Society buildings;

- Recreation of doorway from Snooker Room to the stairs of the Grade II Listed Cambridge Union Society buildings to re-instate the later change to remove the door;
- Creation of a new doorway between Round Church House and the Debating Chamber of the Grade II Listed Cambridge Union Society building;
- Re-location of the doorway from the café and members bar into the courtyard through enlargement of an existing window and creation of a ramp to create a level access entrance and subsequent closure of existing café entrance through reinstatement of former window detail of the Grade II Listed Cambridge Union Society building;
- General refurbishments to the interior of the Grade II Listed Cambridge Union Society building including to enlarge and refurbish the ground floor café and members bar (Use Class A3) and to enlarge and refurbish the basement 'footlights' entertainment space (Sui Generis);
- Construction of new three storey 'link' building connecting the Debating chamber entrance to a new building entrance onto Round Church Street including internal circulation space, stairs and lift and toilet facilities and ancillary spaces;
- Construction of new ground floor restaurant venue (Use Class A3) with frontage onto Round Church Street and Park Street with 45no. room post-graduate accommodation above and basement for associated plant, refuse and cycle parking and storage;
- Associated landscape works to front, rear and side including creation of level access entrances.

2.4 The proposed works would be similar in nature to that of a development which was approved in April 2017. The reason this new proposal has come forward is understood to be due to viability reasons as the previous scheme was not deliverable financially. The main material amendments to the scheme are set out below:

- The Trinity College restaurant/ student accommodation block has been extended by an additional bay length and the linking element and Cambridge Union Society block reduced in depth accordingly;
- An increase in restaurant floorspace and number of student rooms proposed from 38 to 45;
- Increase in the numbers of dormers on the Trinity College extension from three to four due to additional length

- Re-modelling of the Round Church Street façade central glazed link to a stone and aluminium framed entrance with an upper-floor overhang;
- Re-instatement of original hip to the Waterhouse building;
- Alterations to the entrance to the student accommodation to make it appear more subservient;
- Change to back of house entrance by bringing it flush with the building façade to deter anti-social behaviour;
- Change to the bin collection area material from brick enclosure to timber
- Other minor external alterations to the fenestration of the Park Street and Round Church Street elevations;
- Alterations to the internal layout of the Round Church Street entrance; and
- Other minor internal alterations to the buildings.

2.5 This report focuses on those aspects that only require listed building consent.

### 3.0 SITE HISTORY

3.1 The site has an extensive planning history. The most recent applications on this site are listed below:

Reference	Description	Outcome
17/1541/FUL	Demolition of ancillary buildings and removal of 1930's facade at the Grade II listed Cambridge Union Society. Construction of replacement facade, reinstatement and refurbishment of historic features and internal and external access and refurbishment works including enlargement of existing cafe (use class A3) and re-opening of 'footlight's' entertainment space (sui generis). Demolition of squash courts and un-listed 3-5 Round Church Street in the conservation area. Construction of new link building for access and ancillary uses for the Union	Pending decision.

	<p>Society. Construction of adjacent new building with ground floor restaurant (use class A3) with 45 room post-graduate student accommodation above (use class C2) together with basement storage and services.</p>	
<p>16/0673/FUL</p>	<p>Demolition of ancillary buildings and removal of 1930's facade at the grade II listed Cambridge Union Society. Construction of replacement facade, reinstatement and refurbishment of historic features and internal and external access and refurbishment works including enlargement of existing cafe (use class A3) and re-opening of 'footlight's' entertainment space (sui generis). Demolition of squash courts and un-listed 3-5 Round Church Street in the conservation area. Construction of new link building for access and ancillary uses for the Union Society. Construction of adjacent new building with ground floor restaurant (use class A3) with 38 room post-graduate student accommodation above (use class C2) together with basement storage and services.</p>	<p>Permitted.</p>
<p>16/0674/LBC</p>	<p>Demolition of ancillary buildings and removal of 1930's facade at the grade II listed Cambridge Union Society. Construction of replacement facade, reinstatement and refurbishment of historic features and internal and external access and refurbishment works including enlargement of existing cafe (use class A3) and re-opening of 'footlight's' entertainment space</p>	<p>Permitted</p>

(sui generis). Demolition of squash courts and un-listed 3-5 Round Church Street in the conservation area. Construction of new link building for access and ancillary uses for the Union Society. Construction of adjacent new building with ground floor restaurant (use class A3) with 38 room post-graduate student accommodation above (use class C2) together with basement storage and services.

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	4/10

5.3 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
-----------------------------------	--

## 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 A revised scheme is now proposed using the same footprint but with a one bay longer Trinity College block involving a reduced Cambridge Union provision in the link element. The proposed entrance link between the two buildings is remodelled (as described in part 4 of the Design Statement) and there are also some other internal and external changes.
- 6.2 There is reduced basement extension and facilities beneath the existing building compared to the previous scheme.
- 6.3 The deep-element parquet floor in the Teaching Rooms, the pammets in the Southern corridor [the vaulted brick ceiling too] will need to be retained. The proposed large basement beneath the new building would mean that the structural stability of the LB would need to be monitored during the works – via a Condition. The installation of large numbers of toilets, and kitchen will require air extract equipment so this aspect would also need to be detailed in a Condition to avoid undue damage to the LB.

- 6.4 The upper ground level of the Round Church Street entrance foyer would be within the part of the Waterhouse range interior that has been previously altered so is not impacting any further on the historic interior. The proportions of the route from here through to the central atrium are reduced.
- 6.5 Materials are satisfactory. The restored Waterhouse Round Church St façade would be handmade red imperial bricks, blue/black engineering brick banding, Clipsham stone window surrounds, and timber sash windows. For the adjoining new building, materials would be handmade clay plain tiles, handmade red brick, Clipsham and reconstituted stone window surrounds with slimline aluminium framed windows all as per the previous consent. The Link building would also be of Clipsham and with powder coated slimline aluminium double glazed windows.
- 6.6 A part of the previous proposals for the Waterhouse range was the entrance link and construction of an additional gabled bay to the Waterhouse Northern elevation in brickwork. The gabled bay (criticised both by the Victorian Society and myself as unjustified remodelling) would not have been a reinstatement as it was never part of the Waterhouse design. The currently proposed link entrance area is more clearly distinguished from the original building in terms of materials and form and allows for the masonry of the Waterhouse building to be given a corner return before the stone of the link starts. It introduces a cantilevered, vertical element which relieves the horizontal emphasis of the buildings either side. These aspects are an improvement to the scheme.

### Conclusion

- 6.7 In my view, whilst the new block would be longer, the link is better articulated and treatment of the adjoining north end of the existing range much improved compared to the previous scheme granted consent. The impact on Round Church Street of an elongated new building would be part compensated by increased high level space between the buildings as a result of retaining the hip of the existing CUS building. The scale of the new block is unchanged.
- 6.8 Notwithstanding the loss of 3-5 Round Church Street (as discussed within the earlier Conservation response to the

16/0674/LBC scheme), and the inclusion of arguably undesirable replacement of the main stair in the Listed CUS buildings, there are benefits to the Listed Building and the currently proposed scheme has to be considered in the context of the previous scheme having been approved.

### **Historic England**

- 6.9 Historic England continue to have concerns regarding the application on heritage grounds.
- 6.10 In relation to the demolition of 3-5 Round Church Street, we consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 132 and 134. It would cause severe harm to the significance of the Cambridge Historic Core Conservation Area, as a result of the impact on their setting, particularly in relation to the listed Park Street terrace. We remain concerned about the design of the new staircase adjacent to the Debating Chamber, but support the increase in length of the new build fronting Round Church Street as this is more contextually appropriate.
- 6.11 In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 6.12 In accordance with guidance in the NPPF, the level of harm that would be incurred to the significance of the conservation area through the loss of 3-5 Round Church Street should, therefore, be carefully balanced against the perceived public benefits of the revised proposals.

### **The Victorian Society**

- 6.13 The revised proposals do not substantively address any of the Victorian Society's previous objections.

- 6.14 We are pleased that the application no longer include the proposals to alter the hipped roof to the north-east end of Waterhouse's library building and to add a large pastiche gable in the Waterhouse style, although we recognise with disappointment that these alterations have been made not in response to any architectural or conservation concerns, but rather because of new financial constraints. We reiterate our support for the reinstatement of Waterhouse's ground floor and basement on the Round Church Street elevation, but urge once more that the opportunity be taken to execute a full scholarly reinstatement of Waterhouse's design, rather than the proposed pastiche.
- 6.15 We commented in our last response that the building proposed to replace 3-5 Round Church street was 'excessively bulky, overly dominant and aesthetically severe'. The latest revisions to the proposals do nothing to invalidate that assessment. Indeed, in bulk and massing the proposed building seems to take its cue from the Park Street car park opposite more than any concern to respond to or to respect the character of the current streetscape. The unbroken line of the proposed roofline will fundamentally change the character of the street; currently the line of roofs is broken up by the variety of roof heights.
- 6.16 We remain opposed in principle to the demolition of nos. 3 – 5 Round Church Street. A heritage asset is simply a building, monument, site, place, area or landscape that has a degree of significance meriting consideration in planning decisions. It is the degree of significance that can be attributed to it, not the explicit inclusion on any list, that in principle characterises a heritage asset. In any case, the Round Church Street section of the Cambridge Historic Core Appraisal lists 3-5 Round Church Street as 'Positive buildings'. Even according to the false logic of the Heritage Statement they should therefore certainly be considered 'heritage assets' as defined in the NPPF.

### **Twentieth Century Society**

- 6.17 No comments received.
- 6.18 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

7.1 No representations have been received.

## **8.0 ASSESSMENT**

8.1 The 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 17/1541/FUL.

### **Listed Building Consent Issues**

#### Principle of demolitions to the Grade II listed Cambridge Union Society Building

8.2 The following demolitions to the Grade II Listed Building are proposed:

- Removal of the 1933 elements of the Round Church Street façade of the Grade II Listed Cambridge Union Society buildings;
- Demolition of the 1883 dilapidated toilet block of the Grade II Listed Cambridge Union Society buildings;
- Demolition of the 1933 former Squash Courts of the Grade II Listed Cambridge Union Society buildings;
- Internal and external demolitions and removals of fabric from various periods to allow for the improved access to, and usage of spaces within, the Grade II Listed Union Society buildings;

8.3 The proposed works to the Cambridge Union Society Building are identical to that of the previous permission and consequently I consider that the level of harm to the significance of the Listed Building would remain less than substantial for the same reasons as set out in the previous assessment (16/0673/FUL). The less than substantial harm relates to the removal of the internal staircase.

8.4 The public benefits associated with this element of the proposal, notably improved accessibility, circulation and public exposure would still in my opinion outweigh the less than substantial harm to the Listed Building.

### Principle of Demolition of 3 -5 Round Church Street

- 8.5 The principle of demolition of nos.3 – 5 Round Church Street was the most sensitive matter of the previously approved application (16/0673/FUL) in terms of demolition and the level of harm to the heritage asset of the conservation area. It was explained under the previous officer assessment that the level of harm considered to be caused by demolishing these buildings would be less than substantial. It was found that the demolition of these buildings, and the subsequent re-development of the site that this would facilitate, would bring several public benefits which significantly included preserving the financial security of the Cambridge Union Society and the safeguarding this would provide for the existing listed building.
- 8.6 In my opinion, the assessment of the principle of demolition of these buildings is identical to that of the previous permission (16/0673/FUL). Therefore, for the reasons stated in the previous assessment, I consider the public benefits would outweigh the less than substantial harm to the heritage asset and secure the long-term future of the listed building.

### Principle of works and additions to the Grade II Listed Building

- 8.7 The application proposes the following works and additions to the Listed Building:
- Reinstatement of lost dormer windows
  - Reinstatement of a Waterhouse derived façade
  - Access improvements
  - Internal changes to improve circulation and usage of spaces
  - Creation of ancillary spaces
- 8.8 These works and additions proposed would be very similar to that of the previously approved development (16/0673/FUL) which were deemed to be enhancements to the character and appearance of the conservation area and make a positive contribution to the setting of the Listed Building.
- 8.9 The only significant difference that the current application offers is the reinstatement of a hipped roof on the end of the Waterhouse building which more faithfully reflects the original elevation of this building compared to the previous permission. This is supported by the Urban Design and Conservation Team

and I am of the view that this would only serve to improve the appearance of the building and benefit the relevant heritage assets.

#### Works to Trinity College block

- 8.10 The most significant alteration to this aspect of the proposed development would be the extension of this block by an additional bay width further to the south-west along the Round Church Street façade. The proposed additional footprint of the Trinity College block would inevitably increase the prominence of this element within views from public view points. However, it is pertinent to note that the scale and height of the proposed block would remain as per the approved permission. The proposed extension would mirror the fenestration of the approved development, as well as providing an additional dormer to continue the vertical rhythm of the appearance of the building.
- 8.11 In my opinion, the proposed extension to the block would not appear harmful in the context of the conservation area and would not over dominate its surroundings or the adjacent Listed Building. It would remain separated from the Waterhouse building by a linking element which would retain the look of the wider Round Church Street façade as being read as two distinctive elements.
- 8.12 The alterations to the back of the house entrance, the student entrance and other minor fenestration changes would not drastically alter the appearance of the building in my view and I do not consider any harm would be caused by these works.
- 8.13 It is acknowledged that the Landscape Team has raised a concern regarding the position of the bin collection store on the Park Street elevation of the Trinity College block and its utilitarian appearance compared with the former chamfered perforated gate that was previously approved. However, I am of the opinion that the bin collection point as proposed would still be a considerable improvement to the street scene given that bins are already stored outside permanently at present. It would be subservient in its design and would not in my view read as being overly prominent in the public realm. In addition, bins would only be stored here when they are lifted up from the basement on collection days.

### Central link and Waterhouse facade

- 8.14 The original permission (16/0673/FUL) included a glazed link which was recessed behind the front building lines of the Trinity College and Waterhouse buildings and was relatively unassuming in its appearance.
- 8.15 The proposal seeks to introduce a more slender and alternative approach to linking the contemporary and traditional buildings together. It would have a tall overhang that projects above the eaves of the two buildings and also over the footway. It would have a series of stone columns and also a large wall of stone which adjoins onto the Waterhouse building.
- 8.16 It is acknowledged that the Urban Design and Conservation Team support this alteration. The currently proposed link entrance area is more clearly distinguished from the original building in terms of materials and form and allows for the masonry of the Waterhouse building to be given a corner return before the stone of the link starts. It introduces a cantilevered, vertical element which relieves the horizontal emphasis of the buildings either side. It is felt that this would be an improvement to the scheme and provide a more distinctive and interesting form of development in the street scene. The increased high level space between the buildings as a result of retaining the hip of the original Waterhouse building would enhance the setting of the listed building in my opinion.

### Summary

- 8.17 The proposed internal works to the Listed Building would cause some harm to its special architectural interest due to the removal of the main staircase. The properties at nos.3 – 5 Round Church Street are considered to have a neutral contribution to forming the character and appearance of the Conservation Area and the loss of these would result in a degree of harm. The proposed link building and entrance from Round Church Street would harm nearby heritage assets according to the Victorian Society and the Design and Conservation Panel. The revised scheme for the post-graduate accommodation/ restaurant block is considered to cause low harm to heritage assets. Overall, I am of the opinion that the proposed demolitions and additions amount to less than substantial harm to the relevant heritage assets.

- 8.18 There would be dramatic public benefits to the pedestrian environment and accessibility of the area both internally within the site and externally outside the site, such as the widening of the pinch point between Park Street and Round Church Street. The internal improvements and long term structural and financial benefits for the Cambridge Union Society that the proposal would create would take important steps to securing the legacy of the world renowned Cambridge Union Society and help preserve the historic integrity of the Listed Building. The replacement of the 1930's extensions and additions, which are considered to detract from the Listed Building's significance, would contribute positively to the area. The proposal would also involve the release of five properties currently owned by Trinity College to the open market which would be beneficial in the City meeting its overall housing need.
- 8.19 In my opinion, in weighing the less than substantial harm to the heritage assets caused by the demolition of nos.3 – 5 Round Church Street against the public benefits (including securing its optimum viable use) that would accrue, I am of the opinion that the public benefits would outweigh the harm and the scheme is acceptable, in accordance with paragraph 134 of the NPPF.

## **9.0 CONCLUSION**

- 9.1 The key factor in considering the application has been weighing the harm caused by the proposed works on the special architectural and historical interest of the Grade II Listed Building at the Cambridge Union Society against the public benefits that the scheme would deliver. The application has been found to be justified and the less than substantial harm caused to the Listed Building would be outweighed by the extensive public benefits associated with the proposal.
- 9.2 Listed building consent should be issued provided the associated application for planning permission is endorsed by the Planning Committee.

## 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 below:

772 100 P2 , 772 102 P1 , 772 120 P2 , 772 121 P2 , 772 122 P3 , 772 123 P1 , 772 124 P1 , 772 125 P1 , 772 127 P1 , 772 140 P2 , 772 141 P2 , 772 142 P1 , 772 143 P1 , 772 144 P1 , 772 160 P2 , 772 161 P2 , 772 163 P2 , 772 170 P1 , 772 171 P1 , 772 173 P1 , 772 175 P1 , 772 176 P1 , 772 177 P1 , 772 179 P2 , 772 180 P1 , 772 181 P1 , 772 182 P1 , 772 183 P1 , 772 185 P1 , 772 187 P2 , 772 189 P1 , 772 351 P2 , 772 352 P3 , 772 354 P1 , 772 370 P1 , 772 371 P1 , 772 372 P1 , 772 373 P1 , 772 380 P1 , 772 381 P1 , 772 383 P1 , 772 350 P1.

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

3. No demolition or works to the listed buildings shall take place until an appropriately detailed historic buildings record has been submitted to (The specification to be agreed in advance based upon Recording Level 2 as defined within "A Guide to Good Recording Practice", Historic England, May 2016 including a full photographic record and survey by measured drawing has been made depicting the existing exterior and interior of the areas of proposed change of the listed buildings (including any parts to be demolished). The precise number and nature of the photographs, drawings and any 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.) and approved by the LPA. Where necessary, the record may be updated during the course of demolition works should additional details of historic value be uncovered. Thereafter the applicants shall also deposit a copy 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.

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 and paragraph 141 of the National Planning Policy Framework 2012).

4. The means of preservation, protection and treatment of the following items of architectural / historic interest is to be agreed in advance of any works on site in writing by the LPA and carried out in accordance with the approved details thereafter:
  - i] Joinery such as staircases, library shelving, doors & doorcases, etc..
  - ii] Plasterwork to ceilings, walls, etc..
  - iii] Decorative stonework such as mouldings, string courses, finials, etc..
  - iv] Windows [including sills, mullions, transoms, etc.] and historic glass.
  - v] Parquet, clay pavers, brick pammets and other historic floor coverings.

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

5. The following items of historic fabric are to be retained and not altered, damaged or removed without the express written consent of the LPA:

i] Decorative lead rooftop finial(s)

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

6. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed 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)

7. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the local planning authority. Dormers shall thereafter be constructed 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)

8. 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)

9. No stonework, artificial or natural, (including columns, strings, quoins, lintels, sills, copings, plinths or kneelers) is to be erected until details of the source, colour, texture, coursing, mortar mix design, joint type and thickness and pointing technique, have been submitted to, and approved in writing by the local planning authority in the form of large-scale drawings and/or samples. If so required by the local planning authority, the latter may need to be submitted as a panel, which must be retained on site for comparative purposes until the development is completed. 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)

10. Full details of decorative shields, plaques, coats-of-arms, decorative lettering or the like which is cut into the masonry of the building are 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. Full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing are to be submitted to and approved in writing by the LPA prior to commencement of works. This may consist of large-scale drawings and/or samples. 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).

12. No boiler flues, soil pipes, waste pipes or air extract trunking shall be installed until the means of providing egress for all such items from the new or altered bathrooms, kitchens and plant rooms has been submitted to and approved in writing by the local planning authority. Flues, pipes and trunking shall be installed thereafter 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).

**INFORMATIVE:** In relation to condition no.3, applicants or their agents preparing a survey for archive deposit are advised to refer to "Understanding Historic Buildings: A guide to good recording practice." - Historic England. May 2016.

**INFORMATIVE:** In relation to condition no.4, 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.] and this will be maintained for the full duration of all works to the Listed Building.