

Application Number	20/03626/LBC	Agenda Item	
Date Received	4th September 2020	Officer	Mary Collins
Target Date	30th October 2020		
Ward	Market		
Site	6-18 King Street		
Proposal	Provision of connection to the Todd Building		
Applicant	Christ's College		
	St Andrew's Street Cambridge CB2 3BU		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed development would preserve or enhance the character of the existing Listed Building.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site consists of a large rectangular area of land situated within the northern end of the grounds of Christ's College on land in-between Hobson Street and King Street in the historic core of Cambridge. The site covers a large proportion of land known as the New Court which is situated adjacent to the Stevenson Building and Todd Building, both of which are Grade II Listed. The large New Court building to the north-east is a Building of Local Interest (BLI). The site is situated in the Historic Core section of the Central Conservation Area (1971).
- 1.2 The site includes nos.6 – 18 King Street which is a collection of predominantly early 19th century buildings that are used for a combination of retail and teaching spaces (Cambridge School of Visual and Performing Arts) with some student rooms above. These buildings are two and two-and-a-half storeys in scale. Nos.6 – 10 and 18 King Street are identified in the Historic Core

Conservation Area Appraisal (2015) as positive buildings. King Street is formed of a mixture of retail, food and drink, and, other City Centre uses at ground-floor level, typically with some form of residential accommodation above. The buildings fronting King Street are predominantly two or three-storeys in scale with a degree of variation in terms of the fenestration and architectural treatment of built forms. The terraced properties along Malcolm Street to the north of the site are all Grade II Listed Buildings.

2.0 THE PROPOSAL

Listed Building Consent is sought for provision of connection to the Todd Building.

2.1 The application is accompanied by the following supporting information:

1. Supporting Statement
2. Drawings

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
20/03651/S73	Section 73 Variation of Condition 2 (Approved Drawings) of planning permission 17/1497/FUL (Erection of 64 student rooms, 7 student kitchens, 4 college offices, music practice room and seminar rooms, commercial unit (386 sqm) provision of a connection to the Todd Building and associated landscaping and cycle parking (includes demolition of later structure of 6-10 with facade retention, demolition of 12 to 16 and alterations to 18)) to enable alterations to the design and allow for internal adjustments for fire precautions, plant and renewable energy features	Pending decision
17/1497/FUL	Erection of 64 student rooms, 7 student kitchens, 4 college offices, music practice room and seminar rooms, commercial unit (386 sqm) provision of a connection to the Todd Building and associated landscaping and cycle parking (includes demolition of later structure of 6-10 with facade retention, demolition of 12 to 16 and alterations to 18)	Refused. Allowed on appeal.
17/1498/LBC	Provision of a connection to the Todd Building.	Refused. Allowed on appeal.
16/1121/LBC	Alterations to Todd Building including demolition of stair tower to facilitate redevelopment for 68 student rooms, 8 student kitchens, 4 college flats, 3	Withdrawn

16/0904/FUL	college offices, music practice room and seminar rooms, commercial unit (420 sq m) including the provision of a connection to the Todd Building. Erection of 68 student rooms, 8 student kitchens, 4 college flats, 3 college offices, music practice room and seminar rooms, commercial unit (420 sqm) including the provision of a connection to the Todd Building and associated landscaping and cycle parking (following demolition of existing buildings)	Withdrawn
13/1165/FUL	Temporary change of use from A1 (retail) to D1 (education) for a period of 3 years	Approved
C/98/0622	Variation of condition 2 of C/97/1031 to allow two art classes on Sundays	Approved
C/97/1031	Change of use from A1 to art studio facilities and art library (D1) on 1 st and 2 nd floors	Approved
C/96/0197	No.18 – Raising in height of existing two-storey rear extension and provision of new entrance steps to rear	Approved
C/96/0141	No.18 – Internal alterations at ground, first and second floors together with raising	Approved
C/94/0657	No.18 – Extension to shared bedsit kitchen and creation of rear access to 2 no. bedsits	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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 55 61

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
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6.0 CONSULTATIONS

Conservation Team

6.1 The revised drawings show some alterations to the roof configuration, the details of the link back to the Todd Building and changes to windows and internal fit out.

The proposed alterations do not have any greater impact on the character or appearance of the conservation area other than the potential impact of the PV panels which could be seen from long range views. Details of these panels should be submitted under condition prior to their installation so that their final location can be agreed.

The same goes for the position of the potential rooftop plant. Unless carefully considered these elements can have a negative impact on character and appearance of the conservation area. Should this come forward the details of the plant and any screening should be required under a condition.

The proposals for the Todd Building link are similar in scale to what was previously consented but with the link repositioned. This will have no greater impact on the character or special interest of the listed building than the previous details.

Taking the above into account, I consider that the proposal will not adversely affect the character of the Listed Building.

Taking the above into account, I consider that the proposal will preserve or enhance the character or appearance of the conservation area.

The proposals will comply with Local Plan policy 61.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 190 would apply.

Historic England

6.2 Do not wish to offer any comments.

6.3 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 ASSESSMENT

Impact on the Listed Building

7.1 The principle of development has been established through the extant consent 17/1498/LBC.

7.2 Officers should bear in mind the statutory duty of sections 16(2) and 66(1) 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.

- 7.3 The National Planning Policy Framework clearly sets out the requirement to conserve the significance of heritage assets, and emphasises that great weight should be given to this (and the more important the asset the greater that weight should be), paragraphs 184, 192 and 193. For this reason, any harm requires a clear and convincing justification. Less than substantial harm should be weighed against the public benefits of the proposal (paragraphs 194 and 196).
- 7.4 The bay of the new atrium which attaches to the Todd Building would be entirely clear and without louvres so that together with the continuous rooflight the effect will be of a clear 'slot' adjacent to the Listed Building. The slot would also be emphasised by being inset from the other two bays of the atrium link. The result of the change is that more of the east wall of the Todd Building, with a bay of windows, will be visible from the exterior rather than from within the atrium.
- 7.5 The proposal pays special regard to the special historic, architectural and aesthetic character of the Listed Building and will not adversely affect the character of the Listed Building and will preserve or enhance the character or appearance of the conservation area.
- 7.6 The proposal is compliant with Cambridge Local Plan (2018) policy 61 and NPPF (2019) Paragraphs 190.

8.0 **CONCLUSION**

- 8.1 The proposal pays special regard to the special historic, architectural and aesthetic character of the Listed Building and will not adversely affect the character of the Listed Building.

9.0 **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 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 and for the avoidance of doubt.

3. Before starting any works to the link, details of the method of fixings to the existing fabric of the Todd Building shall be submitted to and approved in writing with the local planning authority. The works 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 2018, policy 61)