

Application Number	19/1167/FUL and 19/1350/LBC	Agenda Item	
Date Received	30th September 2019	Officer	Aaron Coe
Target Date	25th November 2019		
Ward	Newnham		
Site	Public Toilet Silver Street Cambridge		
Proposal	Refurbishment of existing basement toilets and associated works to include the provision of a new guard rail to the basement stairs, and the erection of a replacement wheelchair accessible WC and kiosk (following demolition of the existing wheelchair accessible WC structure).		
Applicant	Mr Declan O Halloran Cambridge City Council The Guild Hall Market Square Cambridge CB2 3QJ		

0.0 Addendum

- 0.1 At 4th March 2020 Planning Committee, members resolved to defer the application due to concerns with the following matters; siting, appearance and height of the building, appearance of electronic turnstile to basement, location of the accessible toilet entrance and the water management feature. Since the deferral of the application, the applicants have submitted additional information and revised drawings to seek to address concerns raised by committee members.

Consultations

Cambridgeshire County Council Highways Engineer

- 0.2 Same comments as previously provided (19.09.2019).

No objection subject to conditions regarding; Traffic Management Plan, Restriction on delivery of materials between 9:30am and 3:30pm 7 days a week, Written design for the support of the public highway be submitted and agreed

Cambridge City Council Ecology Officer

- 0.3 No additional comments.

Cambridge City Council Environmental Health

- 0.4 Same comments as previously provided (03.10.2019).

No objection subject to construction hours condition.

Cambridge City Council Access Officer

- 0.5 Same comments as previously provided (04.10.2019) A changing places toilet is needed. Both left and right hand transfer wheelchair accessible toilets are needed with toilet doors opening outwards. Squat toilets are not suitable.

Cambridge City Council Conservation Officer

- 0.6 No objection to the revised design/ siting. Agree with the conclusions of the heritage statement. No harm to the heritage assets including the conservation area.

Environment Agency

- 0.7 No further comments

Representations

- 0.8 Following the submission of revised details further comments have been received from the following addresses:

- 45 Eltisley Avenue (Newnham Croft Residents Association)
- 3 Ascham Road
- 9 Wilberforce Road (Friends of Queens' Green)
- South Newnham Neighbourhood Forum
- 5 Merton Street

The comments made can be summarised as follows:

Objection

- Concerned by the appearance of the building
- Concerned by the impact on the willow trees and proposed 'crown lift prior to construction'.
- Concerned the proposals are contrary to policies 55,56,58 and 71.
- Support the refurbishment but disappointed the proposals have not involved local councillors or residents
- Welcome the removal of the kiosk that was originally proposed
- Concerned by the number of squat toilets proposed

Neutral

- Lack of detail in respect of water saving measures
- Concerns by the proposed drum lantern window
- Materials must be robust and an easy to clean roof
- Additional elevations are helpful

0.9 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.

Assessment

Siting, Height and Design of the kiosk

0.10 Since the 4th March 2020 planning committee meeting the applicants have worked to address previous concerns raised at the meeting in respect of the siting, height and design of the building. The previously submitted scheme (August 2019) included a kiosk space to provide a *Visit Cambridge* information point. The revised design has removed this element in order to reduce the footprint and visual impact of the building on the street scene. The revised proposal is now set back 4.6m from

the road which is an additional 1 metre compared to the previous design. In terms of building height the roof level of the revised proposal is 200mm lower than the previous submission. The lower roof height now matches the existing WC building on the site. A revised heritage statement has been submitted in support of the planning and listed building consent applications which similar to the previous submission acknowledges the significance of the Silver Street bridge; however, given the existing building is of no historic or architectural significance or merit, the statement argues that the proposed replacement of this building does not cause harm to the character or appearance of the Conservation Area. The revised design and heritage statement has been reviewed by the City Council Conservation team and the revised proposal is considered to cause no harm to the setting of heritage assets including the conservation area.

- 0.11 Overall, the revised proposal is considered to be compliant with the NPPF and policies 55, 56, 57 and 61 of the Cambridge Local Plan 2018.

Location of the accessible toilet entrance

- 0.12 The accessible toilet entrance is proposed on the south elevation of the building. Relocating the accessible toilet entrance to the southern elevation is considered acceptable. Additionally, a further 0.4m separation has been introduced between the proposed new building and the railings to the east in order to improve the accessibility around the building. There is sufficient space for wheelchairs to manoeuvre in this area and to the south of the building and appropriate signage is proposed to be installed on the western elevation to indicate the facilities available within the building.

Water management feature

- 0.13 As previously submitted the scheme involved a water collection tank which was integrated into the scheme as part of the

sculptural roof element. However, concerns were raised by committee members in respect of the maintenance arrangements and the issue/ impact of the build up of leaves on this feature. Therefore, the applicants have removed this feature but retained the sculptural roof design. This is considered acceptable by officers.

Other matters

- 0.14 The previous officer recommendation presented to committee (4th March 2020) included conditions (conditions 9 and 10 shown in appendix 1) related to the kiosk function previously proposed. However, these have now been removed from the recommendation as the scheme no longer includes a kiosk use within the development.

Conclusion

- 0.15 To conclude, the enhanced public facilities are required due to their current poor state of repair and the proposals will be a welcome enhancement. The revised design proposal has been carefully amended to respond to the concerns raised by members at the previous committee meeting. Overall the proposal is considered to represent sustainable development which is compliant with the National Planning Policy Framework and Cambridge Local Plan 2018.

0.16 RECOMMENDATION

19/1167/FUL

GRANT PLANNING PERMISSION subject to conditions

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning 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, 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 Prior to commencement of the construction of the building, samples of the external materials to be used in the construction of the building have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 and 61)

- 4 No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

- 5 No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

- 6 During the construction phase of the development, deliveries of materials and/or the removal of waste shall only take place between the hours of 09:30-15:30 seven days a week.

Reason: In the interests of highway safety in accordance with the NPPF and policy 81 of the Cambridge Local Plan

- 7 Prior to the installation of any external lighting, a lighting scheme shall be submitted to and agreed in writing by the local planning authority. The lighting scheme shall be implemented in accordance with the approved details.

Reason: To ensure appropriate lighting is implemented taking into account habitat and biodiversity considerations for roosting bats in accordance with policy 70 of the Cambridge Local Plan.

- 8 Prior to commencement of construction of the new building, details of biodiversity enhancements shall be submitted to and agreed in writing by the local planning authority. The biodiversity enhancements shall be implemented in accordance with the approved details.

Reason: In the interests of biodiversity associated with the development in accordance with the NPPF and policy 70 of the Cambridge Local Plan.

- 9 Demolition of the existing building shall only take place from January to February (inclusive) or September to December (inclusive) in any calendar year, which is outside the bird breeding season, unless a report prepared by an ecologist is submitted to and agreed by the local planning authority which demonstrates the demolition of the building will not impact upon breeding birds.

Reason: In the interests of protecting the biodiversity of the site in accordance with the NPPF and policy 70 of the Cambridge Local Plan.

10. Notwithstanding the approved plans, further details of the proposed electronic turnstiles shall be submitted to and agreed in writing by the local planning authority. The agreed turnstiles shall be installed in accordance with the approved details.

Reason: To protect the visual amenity of the area in accordance with the NPPF and policies 55, 56 and 61 of the Cambridge Local Plan.

19/1350/LBC

MEMBERS ARE RECOMMENDED TO GRANT LISTED BUILDING CONSENT 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.

Appendix 1:

19/1167/FUL and 19/1350/LBC- Committee Report (04.03.2020)

PLANNING COMMITTEE

4th March 2020

Application Number	19/1167/FUL	Agenda Item	
Date Received	21st August 2019	Officer	Phil McIntosh
Target Date	16th October 2019		
Ward	Newnham		
Site	Public Toilet Silver Street		
Proposal	Refurbishment of existing basement toilets and associated works to include the provision of a new guard rail to the basement stairs, and the erection of a replacement wheelchair accessible WC and kiosk (following demolition of the existing wheelchair accessible WC structure).		
Applicant	Mr Declan O Halloran Cambridge City Council, The Guildhall, Market Square		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal preserves the setting of adjacent listed buildings and enhances the character of the conservation area by providing a sustainable building within the public realm of Silver Street</p> <p>The proposal will provide enhanced public convenience facilities to the city of Cambridge to the benefit of residents and visitors</p> <p>The proposal will not harm pedestrian movement in the public highway</p>
---------	---

	The proposal will result in a biodiversity net gain through the provision of a bat box and insect hotel
RECOMMENDATION	GRANT PLANNING PERMISSION AND LISTED BUILDING CONSENT

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The existing public conveniences have been provided and operated by Cambridge City Council since 1985. Separate segregated facilities for men and women are located underground (accessed via stairs) with one mobility impaired cubicle at street level (timber clad beneath a pitched tiled roof).
- 1.2 The facilities are located close to the drop off point for coach visitors to Cambridge on Queens Road and are heavily used by thousands of people each year. The toilets are well used but significantly outdated and therefore, they are in a poor state of repair. They are the source of regular complaint, particularly during the summer months, and give a poor first impression of Cambridge to visitors. Maintenance works have become increasingly regular sometimes resulting in their temporary closure.
- 1.3 The site is located adjacent to Silver Street bridge and Darwin College, both Grade II Listed buildings and is situated at a prominent intersection of the River Cam and Silver Street. Silver Street is a key route into the historic centre of Cambridge with the bridge itself designed by Sir Edward Lutyens in 1932 and built in 1958-59, replacing a cast-iron bridge dating back to the 1840's. To the south of the bridge is the Mill public house (Grade II Listed) and Mill Pond, which has historically been an important location for boating in Cambridge but today, is an extremely popular meeting point for students and tourist punting around the city. To the north of the site is Queens College with Grade I and II listed buildings and mathematical bridge (Grade II listed) which spans the River Cam. A variety of architecture surrounds the site ranging from the 14th to the 21st Centuries.
- 1.4 The site is located within the Central Conservation Area.

- 1.5 The site does not fall within the curtilage of a Listed Building. However, it does affect the setting of Darwin College and Silver Street bridge therefore, an application for listed building consent has also been submitted.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission and listed building consent for the refurbishment of existing public conveniences to the south-west of Silver Street bridge. The project consists of 2 main elements which is the refurbishment of existing toilets at basement level and demolition of the existing wheelchair accessible toilet and erection of a new wheelchair accessible toilet at street level. The Council held a design competition in 2016 and the winning proposal is now the subject of this application, being the preferred design solution for the replacement building.
- 2.2 The proposal at basement level consists of refurbished toilets which will include male, female and non-binary toilets, while at street level, the proposal will demolish the existing wheelchair accessible toilet and replace it with a new wheelchair accessible non-binary toilet, including baby changing facilities and kiosk. The proposal also includes new railings around the basement stairs and a two-way electronic access turnstile at the top of the basement steps.
- 2.3 The replacement building at street level will contain an accessible toilet and a small kiosk (gross internal area of 3.5m²). The building itself is 4m by 3.2m resulting in a total gross external area of approximately 13m². The height of the building is 4.5m. The proposed public toilets take the form of a small, lightweight pavilion that sits lightly upon the edge of Silver Street bridge. The design has taken queues from the adjacent willow trees and metal railings of Queen's college opposite, by proposing a series of vertical metal fins. The sculptural element atop the building encloses a tank used to collect rainwater for use in the toilets and visually references the timber ventilation shaft on the adjacent Darwin College. At the base of the building will be a concrete plinth which draws reference from the moulded plinth of the bridge's balustrade.

3.0 SITE HISTORY

3.1 None

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 – Presumption in favour of sustainable development
	7 – The River Cam
	10 – The City Centre
	28 – Carbon reduction, sustainable design and construction and water use
	31 – Integrated water management and the water cycle
	32 – Flood Risk
	35 – Protection of human health from noise and vibration
	55 – Responding to Context
	56 – Creating successful places

	<p>57 – Designing new buildings</p> <p>59 – Designing landscape and the public realm</p> <p>61 – Conservation and enhancement of Cambridge’s historic environment</p> <p>70 – Protection of priority species and habitats</p> <p>71 – Trees</p> <p>79 – Visitor Attractions</p> <p>81 – Mitigating the transport impact of development</p>
--	--

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

Central Government Guidance	<p>National Planning Policy Framework 2019</p> <p>National Planning Practice Guidance</p> <p>Circular 11/95 (Annex A)</p>
SPDs	Sustainable Design and Construction (Jan 2020)
Material Considerations	Cambridge Historic Core Conservation Area Appraisal (2017)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection subject to conditions regarding;

- Traffic Management Plan to be submitted and agreed
- Restriction on delivery of materials between 9:30am and 3:30pm 7 days a week

- Written design for the support of the public highway be submitted and agreed

Environmental Health

- 6.2 Acceptable subject to condition regarding construction hours

Urban Design and Conservation Team

- 6.3 Consider that subject to satisfactory conditions there would be no adverse impact on Listed Buildings, their settings or the conservation area.

Disability Consultative Panel (Meeting of 24 September 2019)

- 6.4 Disappointed with the proposal due to lack of changing places toilet.

Access Officer

- 6.5 A changing places standard toilet is needed. Both left and right hand transfer wheelchair accessible toilets are needed with toilet doors opening outwards.

Squat toilets are not suitable.

Head of Streets and Open Spaces (Tree Team)

- 6.6 No objections.
Works to the tree is due to be carried out for arboricultural reasons following a recent and significant failure. Property services has requested management of the trees to limit their liability and there is a consultation in progress in accordance with the tree work protocol. The tree will be reduced to a pollard irrespective of the development.

Update: These works have now been carried out.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.7 Acknowledges bat survey which has identified a bat presence and therefore, a license, including proposed mitigation, will be required through Natural England prior to demolition.

Historic England

- 6.8 Consider the proposals would not cause harm to the significance of the Grade II Listed Silver Street Bridge; to the setting of nearby listed buildings or to the character and appearance of the streetscene in this part of the Central Cambridge Conservation Area. We are of the view that the scale, massing and detailed design of the replacement toilets would be an enhancement on the existing situation and therefore have no objections on heritage grounds.

Environment Agency

- 6.9 No objection subject to incorporation of flood resilience measures as set out in the flood risk assessment

Cambridge Past Present and Future

- 6.10 No objection but have commented on the following matters;
- Seek assurance drainage and waste consultees are satisfied
 - Variety of toilets is interesting but unclear if there is a real need
 - Information booth should not spread onto pavement with signage, street clutter etc.
 - Potential for bridge not fully realised with this application. Area is already cluttered by vendors, signs, bins, seating and needs to be addressed. Seek to ensure the draft Making Space for People SPD will address this area to improve the public realm.
 - Punting access – relationship to punting access could be better articulated.

- Appreciate consideration of creative lighting solutions, inclusion of bee hotel and bat boxes and rainwater collection tank to conserve water usage

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 A Development Control Forum was held on 13 January 2020 as a result of a petition by Friends of Queens Green. Minutes of the meeting are provided at Appendix 1.

7.2 The following representations have been received and are summarised as follows:

Two objections received from the following properties which raised the following concerns:

3 Ascham Road
5 Merton Street

- Public conveniences are woefully inadequate for the 8.1 million annual visitors. Discrimination for many who cannot manage the steep stairs, dark, airless, dungeon like panic. Refurbishment just tinkers at the edges
- Considerable hazard regarding safe movement of people on the bridge due to presence of street furniture (bike racks), kiosks etc. which should be removed.
- The existing toilet is placed well out of the way yet conveniently accessible for disabled visitors
- Provision of a kiosk should be removed from the scheme. Clusters of people would overspill into the road, movement hampered, with a high risk of accidents.
- A number of other comments have been made regarding suggestions of other ways of managing tourism in Cambridge but these do not relate directly to the planning application

Neutral comments from the following property which raised the following comment:

Darwin College

- Use of the Silver Street bridge by all types of user (pedestrian, cyclists, vehicles) has risen greatly over the years since the existing toilet pavilion was built. Congestion is exacerbated by trade stalls and punt businesses. Increasingly safety seems to be an issue.
- It seems highly desirable in order to improve safety to reclaim as much of the pavement circulation space as possible. The proposed gap between the new pavilion and new turnstiles would not appear to serve any purpose. If this were eliminated and the turnstiles made to stand against the pavilion this would widen the footpath on the road side
- Consideration of nearby street furniture and permitted locations of trader stalls may also help improve circulation and safety.

7.3 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

8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the main issues are:

1. Principle of development
2. Design and impact on external spaces including heritage assets
3. Highway safety
4. Inclusive Access
5. Trees and Ecology
6. Sustainable Construction
7. Flood Risk
8. Third party representations
9. Other matters

Principle of Development

- 8.2 The proposal is to improve existing public convenience facilities which will benefit residents of and visitors to Cambridge. As such the development is considered acceptable in principle subject to other material considerations set out below.

Design and impact on external spaces including heritage assets

- 8.3 The site lies at an important juncture of Silver Street and the River Cam which lies within the Central Conservation Area. The local planning authority must therefore, pay special attention to the desirability of preserving or enhancing the character or appearance of the area. It is also adjacent to two listed buildings (Silver Street bridge and Darwin College) and opposite listed buildings within Queens College. Therefore, special regard must also be given to the desirability of preserving the listed building/s or their setting or any features of special architectural or historic interest. These are statutory requirements of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.
- 8.4 This statutory requirement is supported by the NPPF and Cambridge Local Plan. The NPPF identifies protection and enhancement of the historic environment as an important element of sustainable development, as well as achieving good design. Policy 61 of the Local Plan requires new proposals to preserve or enhance the City's heritage assets and policies 55 and 57 require proposals to respond appropriately to the local context with high quality design.
- 8.5 The Historic Core Conservation Area Appraisal (2017) identifies that Silver Street has a high historic and architectural significance. It notes, historically, Silver Street Bridge would have represented an important gateway to the town from the south-west, although, still does so today. Standing on the bridge provides dramatic views over the mill pond and weirs to the south, which also accommodates the distinctive feature of one of Cambridge's punting stations. The Appraisal does not make any direct reference to the public toilets nor do they influence or impact upon the identified views.

- 8.6 A Heritage Impact Assessment (HIA) was prepared in 2013 as part of a feasibility study for the Council. This notes with regard to the environs of Silver Street that *“the street and bridge are a busy gateway to the historic core of the city and the river marks the transition between the open spaces of Cambridge to the west and the tightly packed development of the former medieval constrained city centre. There is no typical building type, age, height and material palette used that defines the Conservation Area; the diversity in architectural styles creating a rich townscape and ultimately its special interest and character. The Silver Street Bridge and surrounding buildings and environs exemplify this characterisation.”*
- 8.7 An addendum to the HIA was prepared in support of the planning and listed building consent applications. The HIA notes that the setting of Silver Street bridge is of high or very high significance however, the existing pavilion style building which houses a public lavatory is of no historic or architectural significance and has limited architectural merit and the proposed replacement building does not cause harm to character of the Conservation Area. It also states that if there is any perceived harm, this is outweighed by the public benefits of the scheme.
- 8.8 The proposal was chosen as the preferred option in a design competition held by the Council’s project team. As part of the competition, a number of proposals were submitted and were subjected to scrutiny by the Design and Conservation Panel (independent panel of experts) as well as input from stakeholders such as Historic England. The Council’s project team has therefore, gone to significant lengths in identifying a scheme which is considered to respond successfully to this sensitive location.
- 8.9 As noted above, the diversity of architectural styles surrounding Silver Street has resulted in a contemporary building being proposed as the replacement structure at street level. The building has been designed as a lightweight structure which sits lightly on Silver Street and is described within the accompanying Design and Access Statement as a *“jewel-like sculptural object that draws inspiration from the work of the silversmiths that historically occupied the street”*.

- 8.10 The building line responds to that of Darwin House to the west and is angled to draw the eye along the continuous curve of the wall fronting Darwin College to the west. This same view demonstrates that the height of the main part of the structure responds to the height of the brick wall ensuring the structure does not appear as a dominant feature within the public realm. The transparent sculptural element atop the building reinforces the lightweight feel and encloses a tank used to collect rainwater for use in the toilets. It also draws visual reference to the timber ventilation shaft on the adjacent Darwin College. The structure sits above a concrete plinth which responds to the Portland Stone of Silver Street bridge, whilst the vertical metal fins take their visual cues from the canopy of the adjacent willow trees and perimeter fence of Queen's College. Replacement railings around the basement steps are also proposed as part of the refurbishment and will complement the design approach adopted for the new building.
- 8.11 The building's footprint has been reduced from that of the overall roof canopy of the existing structure, although is slightly larger than the existing toilet. The existing canopy currently has a footprint of 37m² of which the existing toilet is 7m². Reducing the footprint of the proposed structure (13m²) enables the space between the northern wall of Darwin College and the proposed building to be opened up, improving accessibility to the basement toilets and punt station. The siting of the building away from the railing also prevents a dead end being formed and will allow pedestrian movement to flow around the building.
- 8.12 In terms of the proposed materials, the building will be constructed from reinforced concrete and a slender gold steel frame. The steel railings around the basement steps will be matched in gold. Materials have been carefully considered for their robustness, ease of maintenance, lifespan and appropriateness for the heritage context. However, it is proposed that a condition be imposed requiring materials to be submitted and agreed, prior to commencement of construction of the building. It is also considered appropriate to require further details of the electronic access turnstiles to be submitted and agreed prior to their installation.
- 8.13 Historic England consider the proposal will enhance the Conservation Area and no objections are raised by the Council's Conservation officer. It is acknowledged that the

building is in a location of high sensitivity in terms of its historic and architectural interest. However, the proposal responds sensitively to this environment and is considered to enhance the character of the Conservation Area whilst also preserving the setting of adjacent listed buildings.

- 8.14 The proposal is therefore, compliant with the NPPF and policies 55, 56, 57 and 61 of the Cambridge Local Plan.

Highway Safety

- 8.15 The proposal is located in an area of high pedestrian activity, particularly in the summer months when tourism is at its peak. The bridge also contains a significant element of street furniture (litter bins, benches, bike racks, lampposts) and 2 temporary kiosks which are licensed to operate on the bridge, all of which impact upon pedestrian movement on the bridge. The building is sited at the western end of the bridge, away from areas in the locality with the most prominent views of this part of the city. Although the new building contains a small kiosk and therefore, will attract the attention of passers-by, the desire line for pedestrians (particularly tourists) is the section of Silver Street bridge which spans the River Cam, offering views to the north and south. The proposed building is set back 3.5m from the carriageway which is on the same building line as the overhang of the existing canopy. It is also set away from the thoroughfare of pedestrian movement associated with the pedestrian crossing. Due to its small footprint and similar position to the existing structure, it will not materially impede pedestrian flow. This is endorsed by the County Highways officer who has raised no objection to the proposal. The proposal is therefore, not considered to result in harm to pedestrian movement within the local highway network and therefore is compliant with the NPPF and policies 56,57 and 81 of the Cambridge Local Plan.

Inclusive Access

- 8.16 Policies 56 and 57 of the Local Plan require new buildings to meet the principles of inclusive design, in particular to meet the needs of disabled people, the elderly and those with young children. The proposal seeks to improve the existing facilities by providing a refurbished wheelchair accessible toilet and baby changing facilities. As well as providing improved toilet facilities, the proposal now includes baby changing facilities which are

not currently available. Squat toilets will also be introduced into the basement in recognition of cultural differences when using bathroom facilities. The comments from the Access Officer and Disability Consultative Panel are noted regarding provision of a standard changing places toilet however, owing to the visual sensitivities of the site, such a toilet would require a larger building than that proposed. A changing places toilet is available further into the city centre in the Grand Arcade.

- 8.17 The proposal is considered to meet the requirements of inclusive design and is therefore, compliant with policies 56 and 57 of the Cambridge Local Plan.

Trees and Ecology

- 8.18 The applicant has undertaken a protected species scoping survey (July 2019) and a nocturnal bat survey (August 2019). Given the limited nature of habitats on site a desktop study was not deemed necessary to support the survey. The building was classified as low roosting potential however, a single nocturnal bat survey was undertaken, in accordance with best practice guidelines. The survey observed a soprano pipistrelle re-entering a roost underneath a missing tile. A Natural England derogation licence will be required to determine a mitigation strategy and avoid impacts upon this protected species. This will require further nocturnal surveys to be carried out. The ecological assessment recommends that no additional lighting should be installed post development, although bat friendly lighting can be designed to minimise impact upon bat roosting. It is therefore, recommended that a proposal for any external lighting should be sought by condition.
- 8.19 No breeding bird activity was recorded however, the building roof and overhanging willows could theoretically support nesting birds. It is therefore, recommended that the timing of any vegetation or building clearance works be scheduled away from the breeding season for birds (clearance between September and February). If clearance is proposed within the bird breeding season, a qualified ecologist should be engaged to assess whether site clearance would impact upon any breeding birds. If the site was found to be supporting breeding birds, site clearance should be delayed until the completion of the bird breeding season.

- 8.20 The applicant proposes that the site will include a number of ecological enhancements including crevice dwelling habitat features for bat species (south facing), invertebrates and birds within the above ground building. Details of these enhancements can be sought by condition.
- 8.21 With regard to the relationship with existing trees, there are mature willow trees to the south of the application site. These trees have, until recently, had canopies which overhung the existing building. However, they have recently been pollarded as part of a health and safety assessment due to the collapse of an adjacent willow tree. These trees will be regularly monitored by the Council's arboriculturists and be subject to managed decline, until such time as their lifespan is completed. Therefore, it is not considered that the proposal will result in harm to these trees and their presence will not impact upon the proposed building.
- 8.22 Subject to conditions, the proposal is considered to comply with the NPPF and policies 70 and 71 of the Local Plan.

Sustainable Construction

Energy Conservation

- 8.23 The Design and Access Statement notes that the space in the proposed development will not be heated to comfort temperatures and thus is classed as a non-exempt building with a low energy demand for the purposes of Building Regulations. Due to the relatively low degree of thermal control, a passive approach has been adopted to heating. The above and below ground spaces will be insulated to avoid internal cold surfaces and to minimise the risk of condensation forming. It is proposed that all services are given time-clock and presence controls such that lights, fans, hot water heater etc. can be disabled when not required. Low energy LED lighting will be used and operated on PIR (movement detecting) sensors, to ensure only the required amount of electricity is used.
- 8.24 The proposal is therefore, being designed to minimise the use of electricity in accordance with the NPPF, Policy 28 of the Local Plan and the Sustainable Design and Construction SPD (2020).

Integrated water management

- 8.25 Policy 31 requires new development to take a water sensitive approach recognising water should be re-used where practicable, offsetting potable water demand. The proposal includes a rainwater collection tank as part of its design which is featured as the sculptural element of the building. The water collected is proposed to be used to contribute to flushing toilets. The proposal also aims to reduce water consumption on the site by using low volume flushes. Taps are proposed to be low-flow taps with electronic movement sensors to monitor flows. The proposal has therefore, taken a practicable approach in minimising potable water usage in accordance with policy 31 of the Local Plan.

Flood Risk

- 8.26 The basement is located within flood zone 3 however, this has always been the case and therefore, the development does not pose any greater risk than currently exists in terms of fluvial flooding. The Environment Agency has raised no objection in this regard subject to inclusion of flood resilience measures. The key element of flood resilience in the basement is the existing water membrane. This is due to assessed as part of the refurbishment works to ensure it is fit for purpose. The internal refurbishment will also utilise water resilient materials.
- 8.27 The basement has been subjected to flooding during storm surges due to the adjacency and level of the Anglian Water foul water overflow system. It is therefore, proposed that a non-return valve will be installed to the existing outlet of the foul water manhole and thus prevent surcharge waters rising up through gullies and appliances located within the basement. During surcharge conditions, the valve would close and thus prevent any foul water generated from the facility draining away. During these conditions there would be a requirement to temporarily close the facility. The provision of the non-return valve will improve the management of flooding of the basement and should minimise disruptions and closure caused by flooding. Operational status of the toilets is currently monitored several times on a daily basis by an attendant and this procedure will remain in place.

8.28 The applicant has suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Third Party Representations

8.29 The main issues raised at the Development Control Forum (DCF) are summarised and commented upon below;

- Siting, scale, mass does not respond to context and is not well integrated with the immediate locality
- The new building and railings do not enhance the significance of the setting and views.
- Comment: This matter is addressed under Section 8 of this report
- Lacks consideration of the public realm as a whole. There is no rubbish bin plan, seating plan, cycle rack plan. No advertising plan.

Comment: The building's integration with the public realm is assessed within Section 8 of this report. The scope of rationalisation of street furniture is outside the scope of this project. Provision of litter bins within Cambridge is being considered by the Council as part of a wider strategy across Cambridge. Controls on advertisements are covered by the Advertisement Regulations and will be considered under separate applications where required.

- Impact upon the willow tree canopy.

Comment: This matter is addressed in Section 8 of this report

- Rainwater capture scheme is unlikely to function effectively under a canopy with leaf fall.

Comment: The trees are to be kept under a regular maintenance programme (As evidenced by the recent pollarding). Therefore, the tree canopies are unlikely to materially impact upon the rainwater capture facility.

- Embodied energy costs of removing and replacing railings are not evaluated

Comment: The railings are proposed to complement the proposed building and are of no historical significance. Any benefit of retention (eg: embodied energy) is considered to be outweighed by the visual improvements.

- Object to additional licensed retail trading kiosks

Comment: The existing temporary kiosks are managed under licensing through the Council and are therefore, outside the realms of planning legislation. Matters regarding the proposed kiosk are addressed in Section 8 this report.

8.30 Matters raised by other representations are also addressed in Section 8 of the report.

Other Matters

8.31 The kiosk does not currently have a tenant agreed and no use has been proposed as part of the application. It is nevertheless recommended that the use class be restricted to A1, A2 or a mixed use of A1 and A2 only. It is also recommended that a condition be imposed to confine the display of goods for sale to the kiosk only in order to prevent items encroaching onto the footpath within the application site.

The enhanced public facilities are required due to their current poor state of repair and will be a welcome enhancement to this highly patronised area of the city. The proposal has been carefully designed to respond to the sensitive context of the locality which lies in the Central Conservation Area and amongst the setting of a number of listed buildings. Overall the proposal is considered to represent sustainable development which is compliant with the National Planning Policy Framework and Cambridge Local Plan.

9.0 RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

19/1167/FUL

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning 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, 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. Prior to commencement of the construction of the building, samples of the external materials to be used in the construction of the building have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 and 61)

4. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

5. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

6. During the construction phase of the development, deliveries of materials and/or the removal of waste shall only take place between the hours of 09:30-15:30 seven days a week.

Reason: In the interests of highway safety in accordance with the NPPF and policy 81 of the Cambridge Local Plan

7. Prior to the installation of any external lighting, a lighting scheme shall be submitted to and agreed in writing by the local planning authority. The lighting scheme shall be implemented in accordance with the approved details.

Reason: To ensure appropriate lighting is implemented taking into account habitat and biodiversity considerations for roosting bats in accordance with policy 70 of the Cambridge Local Plan.

8. Prior to commencement of construction of the new building, details of biodiversity enhancements shall be submitted to and agreed in writing by the local planning authority. The biodiversity enhancements shall be implemented in accordance with the approved details.

Reason: In the interests of biodiversity associated with the development in accordance with the NPPF and policy 70 of the Cambridge Local Plan.

9. The kiosk within the development hereby approved shall only be used for purposes falling within Class A1, Class A2 or a mixed use of Class A1 and Class A2 only.

Reason: In the interests of controlling the commercial land use in this pedestrianised location in accordance with the NPPF and policies 56 and 59 of the Cambridge Local Plan.

10. The display of any goods for sale shall be restricted to within the kiosk of the building only.

Reason: To maintain the visual amenity of the locality in accordance with policies 55, 56 and 57 of the Cambridge Local Plan.

11. Demolition of the existing building shall only take place from January to February (inclusive) or September to December (inclusive) in any calendar year, which is outside the bird breeding season, unless a report prepared by an ecologist is submitted to and agreed by the local planning authority which demonstrates the demolition of the building will not impact upon breeding birds.

Reason: In the interests of protecting the biodiversity of the site in accordance with the NPPF and policy 70 of the Cambridge Local Plan.

12. Notwithstanding the approved plans, further details of the proposed electronic turnstiles shall be submitted to and agreed in writing by the local planning authority. The agreed turnstiles shall be installed in accordance with the approved details.

Reason: To protect the visual amenity of the area in accordance with the NPPF and policies 55, 56 and 61 of the Cambridge Local Plan.

19/1350/LBC

MEMBERS ARE RECOMMENDED TO GRANT LISTED BUILDING CONSENT 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.