



Planning Committee Date	7 th February 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03902/S19LB
Site	Public Toilet, Silver Street, Cambridge
Ward / Parish	Newnham
Proposal	S19 to vary condition 2 (approved drawings) of ref: 19/1167/FUL (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) to move the building by 0.9m to avoid clashing with an existing pipe.
Applicant	Declan O'Halloran – Cambridge City Council
Presenting Officer	Laurence Moore
Reason Reported to Committee	Third party representations Land within ownership of the Council Application submitted by a member or officer of the Council
Member Site Visit Date	N/A
Key Issues	1. Heritage Impacts
Recommendation	GRANT CONSENT subject to conditions.

1.0 Executive Summary

- 1.1 The application seeks S19 to vary condition 2 (approved drawings) of ref: 19/1350/LBC (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) to move the building by 0.9m to avoid clashing with an existing pipe.
- 1.2 The proposed development seeks to alter the siting of the approved WC Kiosk serving the Silver Street Public Toilets. The design, functional and operational use of the scheme shall remain as approved under application reference, and this application is for the relocation of the consented scheme only.
- 1.3 The proposed development would allow for a 0.9m shift in the position of the approved WC Kiosk, which would allow for a greater distance between the development and the adjacent public highway, reducing the prominence of the development within the street scene.
- 1.4 The changes sought have no heritage implications above and beyond those considered under the host consent. The development would not allow for any significant visual changes when compared with the plans approved, and the changes will not have a wider impact outside of the site, and the proposed alterations are therefore considered acceptable.
- 1.5 Officers recommend that the Planning Committee grant listed building consent to this application subject to conditions.

2.0 Site Description and Context

None-relevant		Flood Zone 3	x
Conservation Area	x	Controlled Parking Zone	x
Listed Building	x		
Building of Local Interest			
Historic Park and Garden	x		

*X indicates relevance

- 2.1 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).
- 2.2 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.

2.3 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.

2.4 The site is located within the Central Conservation Area.

3.0 The Proposal

3.1 This application seeks: S19 to vary condition 2 (approved drawings) of ref: 19/1350/LBC (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) to move the building by 0.9m to avoid clashing with an existing pipe.

3.2 The proposed development seeks to alter the siting of the approved WC Kiosk serving the Silver Street Public Toilets. The design, functional and operational use of the scheme shall remain as approved under application reference, and this application is for the relocation of the consented scheme only.

3.3 The proposed development would allow for a 0.9m shift in the position of the approved WC Kiosk, which would allow for a greater distance between the development and the adjacent public highway.

3.4 The parent application was brought to Planning Committee on 6th October 2021. The application was approved. This application seeks to amend the consented scheme to allow for a shift in positioning to avoid complications with the existing drainage layout.

3.5 Under this application, members can only consider listed building related issues.

4.0 Relevant Site History

23/03980/S73 - S73 to vary condition 2 (approved drawings) of ref: 19/1167/FUL (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) to move the building by 0.9m to avoid clashing with an existing pipe. – Pending consideration.

19/1350/NMA1 - Non material amendment on application 19/1350/LBC as the above ground building has been moved by approximately 0.9m. The new location is approximately 5.3m back from the road (an increase of 0.7m), 0.95m from the guardrail and perimeter wall to the basement stairs and 2.5m from Darwin College at its closest point (a decrease of 0.6m). - WDN

19/1167/FUL - 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). - PERM

19/1350/LBC - 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).- PERM

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 61: Conservation and enhancement of Cambridge's historic environment
Policy 62: Local heritage assets

5.3 Neighbourhood Plan

N/A

5.4 Other Guidance

Cambridge Historic Core/Central conservation area

6.0 Consultations

6.1 Conservation Team –No Objection

6.2 No objection, and no recommended conditions.

6.3 Historic England – No Objection

6.4 No objection, no recommended conditions.

7.0 Third Party Representations

7.1 4 representations have been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Sustainability/Water Use

The third-party representations are addressed as part of the associated application for S73 permission.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Planning Background

8.2 The parent application was brought to Planning Committee on 6th October 2021. The application was approved. This application seeks to amend the consented scheme to allow for a shift in positioning to avoid complications with the existing drainage layout.

8.3 This application is for the proposed alterations to the specific siting of the proposals only, and all other aspects of the development remain as approved under application reference: 19/1350/LBC.

- 8.4 Under this application, members are directed to the significance of the changes sought in respect of listed building only considerations.

8.5 Heritage Assets

- 8.6 The application falls with the Cambridge Historic Core/Central Conservation Area. The application is within the setting of the Grade II listed building: Silver Street Bridge, and is within close proximity to Grade I listed buildings, Darwin College and Queens College.
- 8.7 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.
- 8.8 Para. 205 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.9 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area.
- 8.10 The designs of the WC kiosk shall remain as approved, with only the proposed siting of the kiosk being altered.
- 8.11 The development is therefore considered consistent with the previously consented scheme approved under 19/1167/FUL, with regards to design, and is not considered to allow for any adverse impacts on the heritage assets brought about through the proposed change in siting. The conservation officer shares this view.
- 8.12 No heritage harm to the listed buildings would arise from the change sought in the plans. The proposal is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy 61.

9.0 Recommendation

- 9.1 **Grant Consent** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of permission 19/1167/FUL 19.10.2021.

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, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs