



<b>Planning Committee Date</b>	4 <sup>th</sup> September 2024 Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	24/01245/LBC
<b>Site</b>	Anstey Hall, Maris Lane
<b>Ward / Parish</b>	Trumpington
<b>Proposal</b>	Reconfiguration of wall with new entrance gates
<b>Applicant</b>	Trumpington Investments Ltd (Mr John De Bruyne)
<b>Presenting Officer</b>	Tom Gray
<b>Reason Reported to Committee Member Site Visit Date</b>	Partial demolition of a listed building and third- party objections
<b>Key Issues</b>	1. Impact upon the character and significance of the Listed Building
<b>Recommendation</b>	<b>APPROVE</b>

## 1.0 Executive Summary

- 1.1 The application seeks the reconfiguration of a section of the front boundary wall along Maris Lane with new entrance gates.
- 1.2 The existing site comprises a Grade II\* Listed Building, located within the Trumpington Conservation Area and adjacent to the Cambridge Green Belt. The site is protected open space for its environmental and recreational qualities. It is located to the north and east of the Trumpington Meadows residential development. There is mature planting within the site with statutory protected trees along the site's eastern boundaries, and the site is located in close proximity to a City Wildlife Site. Part of the site is subject to high surface water flooding.
- 1.3 There are no objections to the reconfiguration of the boundary wall and installation of new entrance gates subject to details to be conditioned on any consent granted.
- 1.4 Officers recommend that the Planning Committee approve the application.

## 1.5 Site Description and Context

Conservation Area	X	Trees subject to Tree Preservation Orders and within the Conservation Area	X
Protected Open Space	X	Flood Zone 1 and High Surface Water Flood Risk	X
Grade II* Listed Building and within the setting of other Listed Buildings	X	Adjacent to Green Belt	X

- 1.6 The application site comprises a Grade II\* Building of Anstey Hall, a 17th Century Country House, and Historic Park and Garden. During the application process, the Hall was downgraded from Grade I. The site is Protected Open Space for both its environmental and recreational qualities.
- 1.7 The site is located approximately 4km west of Cambridge City Centre. Anstey Hall is located within the Trumpington Conservation Area and is adjacent to the Grade I Listed Church of St Mary and St Michael and its associated Grade II Listed Vicarage. To the northeast of Anstey Hall are several curtilage Listed outbuildings that have largely been converted to businesses with the exception of the garaging and the Grade II Listed Lodge and Gate Piers, in addition to the Grade II Listed Building of Maris House.
- 1.8 The site is located to the south and Maris Lane, to the north/east of the Trumpington Meadows residential development (an area of major change) and Anstey Hall Barns and west of Waitrose supermarket and car park. There is mature tree planting, in particular on the western and eastern

boundaries. The trees on the eastern boundaries in which have statutory protection (TPOs).

- 1.9 Trumpington Meadows Country Park, part of the Cambridge Green Belt is located further to the west whilst the application site is situated adjacent to the protected open space of Trumpington Church Cemetery, a public space. Grantchester Road Plantations is located 100 metres further to the northwest, which is designated as a City Wildlife Site.
- 1.10 The application site is located within Flood Zone 1 (lowest fluvial flood risk), however, 1 in 30-year (high) surface water flood risk, 1 in 100 year (medium) surface water flood risk and 1 in 1000 year (low) surface water flood risk exists within the application site.
- 1.11 Vehicular access to the site is achieved from Maris Lane. Uncontrolled parking exists on adjacent streets.
- 1.12 A planning application has been submitted for the construction of two blocks of retirement accommodation (Class C2) comprising 87 two-bedroom apartments etc. The planning merits of this application are assessed under planning application 24/01244/FUL.

## 2.0 The Proposal

- 2.1 The proposed development would comprise the demolition of a section of the front boundary wall along Maris Lane and its replacement with new entrance gates.

## 3.0 Relevant Site History

Reference	Description	Outcome
21/02332/FUL & 21/02333/LBC	Change of use of Anstey Hall from a wedding venue Use Class formerly D2 (now sui generis) with associated guest accommodation (Use Class C1) which is now collectively sui generis, to use as student accommodation (Use Class C2) for Sixth Form students taught at Dukes Education's St Andrews College, Cambridge	Withdrawn
21/01696/FUL	Change of use of Anstey Hall from Wedding Venue (D2, now F2) and Hotel (C1) to Residential Institution (C2) with ancillary visitor accommodation	Refused
20/01426/FUL	Construction of two blocks of retirement accommodation (Class C2)	Refused

	<p>comprising 87 two-bedroom apartments. Change of use of land to public open space. Change of use of Anstey Hall to mixed uses including ancillary use on the lower ground, ground and first floor to serve the residential retirement community, 5x staff accommodation on the second floor, a C3 private flatted dwelling on the second floor, and 7x short-term guest accommodation on the ground and first floor. Demolition of greenhouses and flat-roof building and erection of Orangery to house an ancillary restaurant and swimming pool connected to the hall by an existing link, provision of pedestrian access onto Maris Lane and reconfiguration of wall, hard and soft landscaping, car parking and pedestrian access onto Old Mills Road</p>	
20/01427/LBC	<p>Demolition of greenhouses and flat-roof building and erection of Orangery to house an ancillary restaurant and swimming pool connected to the hall by an existing link. Reconfiguration of wall to restore historic access onto Maris Lane.</p>	Refused
19/5091/PREAPP	<p>87 retirement apartments, new orangery containing catering and support services, use of Anstey Hall as central facilities and new vehicular and pedestrian accesses.</p>	Advice Given
18/1537/FUL & 18/1538/LBC	<p>Convert existing store rooms into bedrooms with ensuite on ground and first floor loft space, including a roof extension with dormer window on the south elevation. Two new conservation rooflights and internal chimney removed.</p>	Permitted
16/0586/FUL	<p>Installation of a new pedestrian link between Waitrose Store and Barratt development and associated works.</p>	Permitted

15/0871/LBC	Form new door opening within bookshelves of the west wall of the library. Install "art nouveau" stained glass screen in passage.	Permitted
15/0101/ADV	External Seating Banners & Stainless Steel Posts	Permitted
14/0159/FUL & 14/0160/LBC	Demolition of modern barn and outbuildings and removal of temporary structures to allow conversion of barns, cart sheds and stables to eight residential units and erection of four dwellings, the creation of a spur access drive from Anstey Hall Drive and associated works.	Permitted
13/0950/FUL	Extension to front of store building (Use Class A1) and associated works and improvements.	Permitted
12/0504/FUL	Retrospective change of use from B1 (offices) to (D2) wedding venue and associated (C1) hotel and guest use for 12 bedrooms.	Permitted
12/0456/FUL	Request permission to continue use of Marquee for Wedding ceremonies etc for a period of at least 3 years.	Permitted
10/0180/FUL & 10/0181/LBC	Formation of extended vehicular driveway and new opening in boundary wall.	Refused, Appeal Dismissed
08/0631/FUL & 08/0708/LBC	Refurbishment and change of use of storage and greenhouse to office/light industrial.	Permitted
07/1335/FUL	Change of use of redundant carriage house to offices.	Permitted
07/1354/LBC	New south elevation wall and windows, replacement of floors, partitions and roof.	Permitted
07/1092/LBC	Form an opening of 6 metres wide with two new brick pillars constructed from the reclaimed bricks, stone plinths and two reclaimed stone balls.	Permitted

07/1094/FUL	Forming an opening 6 metres wide with two new brick piers in wall on west boundary of Anstey Hall.	Permitted
C/03/1090	Internal and external alterations to building within curtilage of Grade I Listed Building.	
C/03/1092	Retrospective application for the removal of an internal wall within grade I listed building.	
C/03/1093	Internal and external works to grade I listed building.	
C/03/0575	Internal and external alterations to stables (retrospective).	Permitted
C/03/0130	Change of use of ground floor unit of coach house building from B1 offices to D1 clinical practice.	Permitted
C/02/1160 & C/02/1090	Replacement entrance gates adjacent to Anstey Hall annexe retrospective.	Permitted
C/02/0118	Replacement of entrance gates and internal and external alterations to main hall and stable blocks.	Withdrawn
C/01/1031	Change of use of outbuilding within the grounds of Anstey Hall from retail (Class A1) to Ophthalmic Laser Clinic (Class D1) and external alterations to building.	Permitted
C/01/1032	Internal and external alterations to outbuilding within the grounds of Anstey Hall.	Permitted
C/00/0224	Internal alterations to Anstey Hall and part demolition of outbuildings.	Permitted

#### **4.0 Policy**

##### **4.1 National**

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2019

Circular 11/95 (Conditions, Annex A)

#### **4.2 Cambridge Local Plan 2018**

Policy 61: Conservation and enhancement of historic environment

#### **4.3 Supplementary Planning Documents**

N/A

#### **4.4 Other Guidance**

Trumpington Conservation Area Appraisal 2010

#### **5.0 Consultations**

##### **5.1 Conservation Officer – No objection.**

5.2 No objection to gates and walls to Maris Lane subject to a condition requiring materials to be brick and natural stone.

5.3 [Other comments relate to planning application only].

##### **5.4 County Archaeology – No objection**

5.5 Previous comments (28<sup>th</sup> June 2024): Archaeological evaluation required prior to determination.

##### **5.6 Historic England – No objection.**

5.7 Previous comments (16<sup>th</sup> May 2024): Objection to accommodation blocks [comments relate to planning application]

#### **6.0 Third Party Representations**

6.1 Representations from 5 addresses have been received (3 in objection, 1 in support)

6.2 Those in objection have raised the following issues:

- Construction and operating vehicle access. This should not be via Anstey Hall Barns access road.
- Transport statement is out of date.
- Highway safety
- Concerned that the Trumping Meadows LEAP would effectively join with proposed public open space
- Parking and opening of public

- Increase in noise, light and environmental pollution, and security implications.
  - Use of Anstey Hall Barns access would damage trees
- 6.3 Those in support have raised the following issues:
- New apartments would bring diversity and vibrancy to the community.
  - Provides much needed housing options.
- 6.4 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.
- 7.0 Assessment**
- 7.1 Heritage Assets (Impact upon the significance and character of the curtilage listed wall)**
- 7.2 The application site is located within the Trumpington Conservation Area. The existing boundary wall, is curtilage listed to the Grade II\* listed building of Anstey Hall.
- 7.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest and in particular, listed buildings.
- 7.4 Paragraph 203 of the NPPF 2023 states that when determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 7.5 Paragraph 205 of the NPPF requires 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. Paragraph 206 (NPPF) goes on to state that any harm to, or loss of, the significance of a designated heritage asset [from its alteration or destruction, or from development within its setting] "should require clear and convincing justification".
- 7.6 Local Plan policies 61 and 62 align with the statutory provisions and NPPF advice.
- 7.7 The applicant proposes to introduce a new opening in the curtilage boundary wall along Maris Lane. The existing wall is half-height in brick and likely to be contemporary. Following a formal consultation with the Council's Conservation Officer, there is no objection to the proposed gates and piers. It is recommended that details and materials be conditioned on any planning consent granted.



7.8 Subject to the above, it is not considered that the proposal would give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 61 and 62.

## 7.9 Other Matters

7.10 Representations have been received both in support and objection, however these relate to planning matters and not the curtilage listed wall which is the subject of this listed building consent assessment.

## 7.11 Recommendation

7.12 **Approve**, subject to conditions.

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

1. The works 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, 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.

Site Location Plan 17.055-SP-101 Rev A 2<sup>nd</sup> April 2024  
New Entrance Visibility Splay PL-05 Received 12<sup>th</sup> July 2024  
New Gated Entrance PL-04 Received 2<sup>nd</sup> April 2024

3. No works shall commence, until details of the proposed brick and natural stone for use in the construction of the works hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.  
Reason: To ensure detailing and materials appropriate to this curtilage listed structure, setting of the listed building and the conservation area (Cambridge Local Plan 2018, policy 61)

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