

# Planning Committee

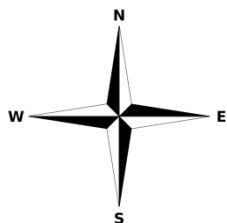


**GREATER CAMBRIDGE**  
SHARED PLANNING

# MAJOR APPLICATIONS

# 23/04380/FUL: Land At Ditton Walk Cambridge Cambridgeshire

## Site Location Plan

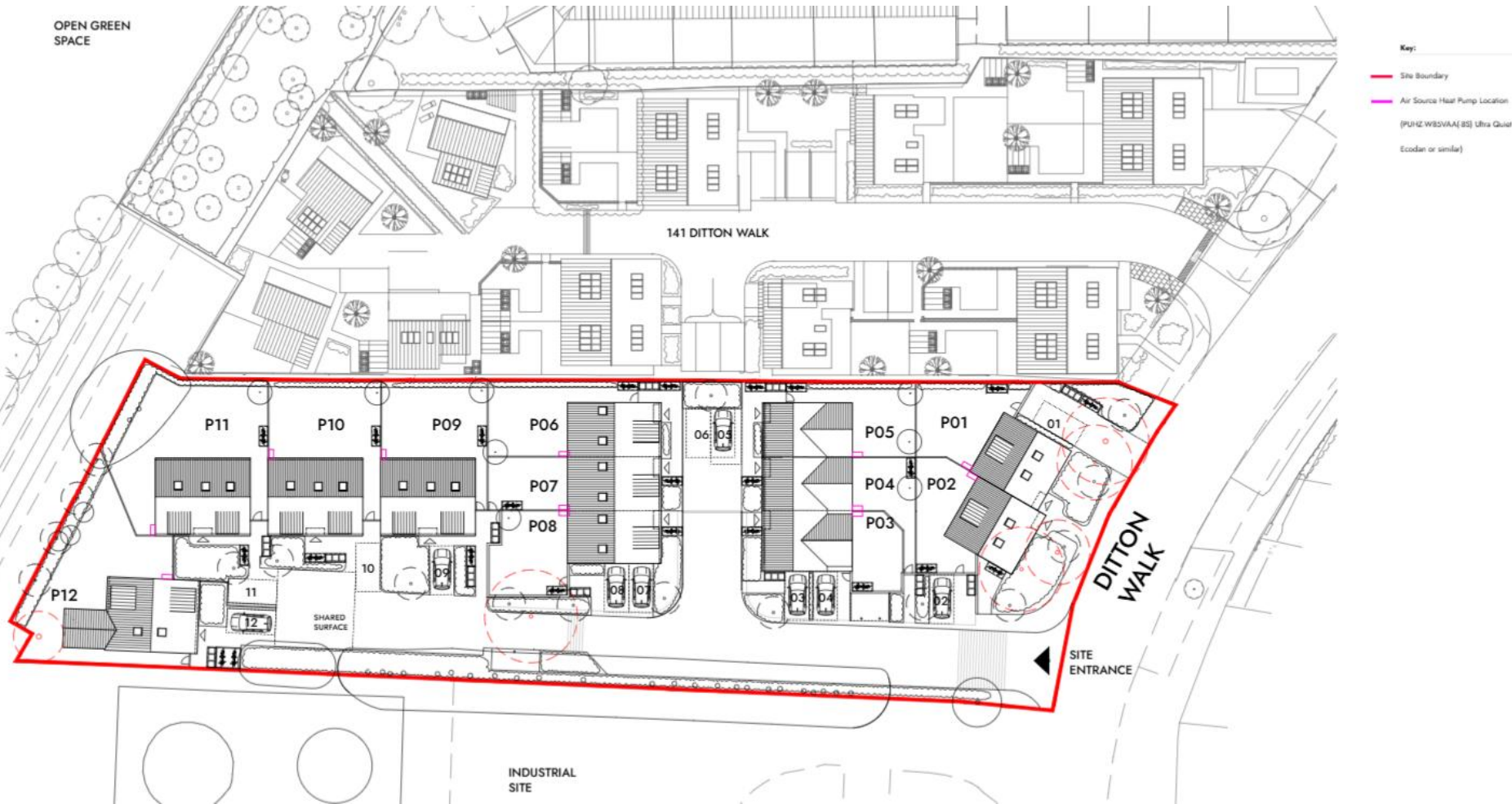


# Proposed Site Plan

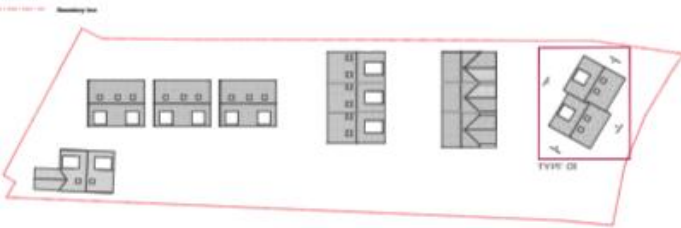




# Proposed ASHP Plan



# Type 01 Elevations (Plot 1 & 2)



SITE PLAN, Not to scale



FRONT ELEVATION/PLOT 01 & PLOT 02

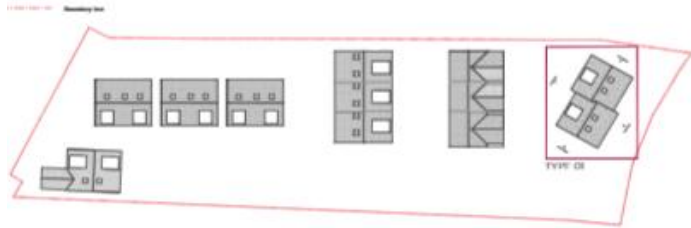


SIDE 01 ELEVATION/PLOT 02

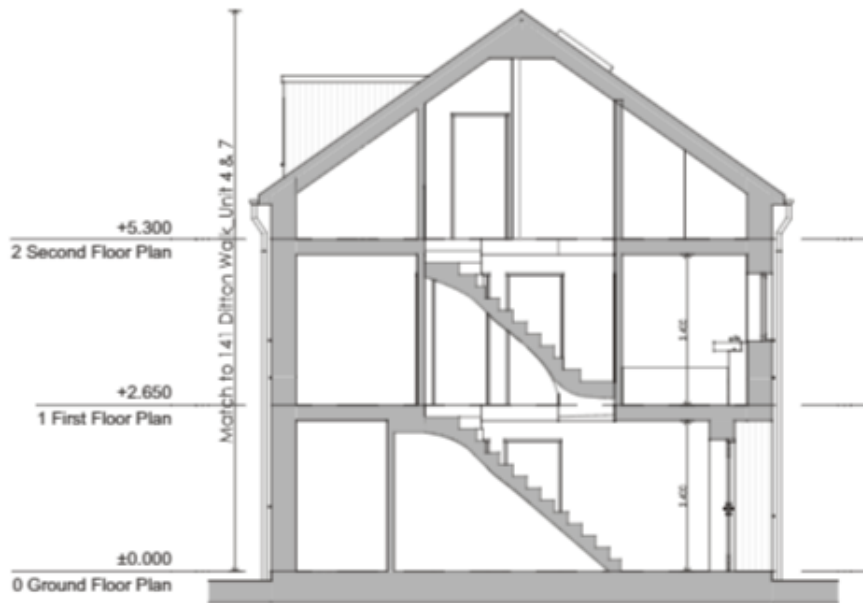


SIDE 02 ELEVATION/PLOT 01

# Type 01 Sections (Plot 1 & 2)



SITE PLAN, Not to scale

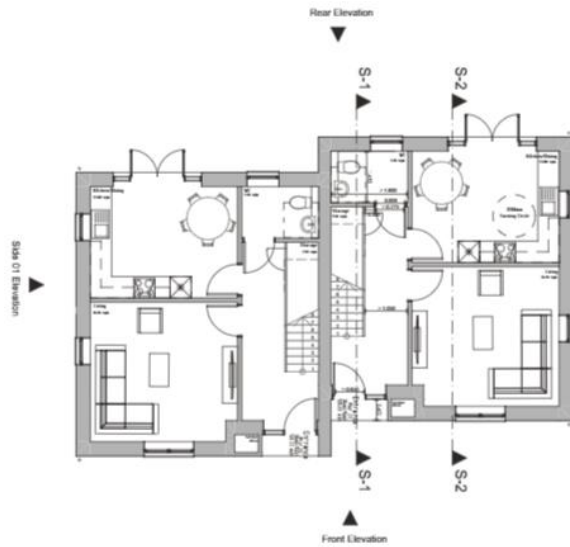


SECTION 01/PLOT 01

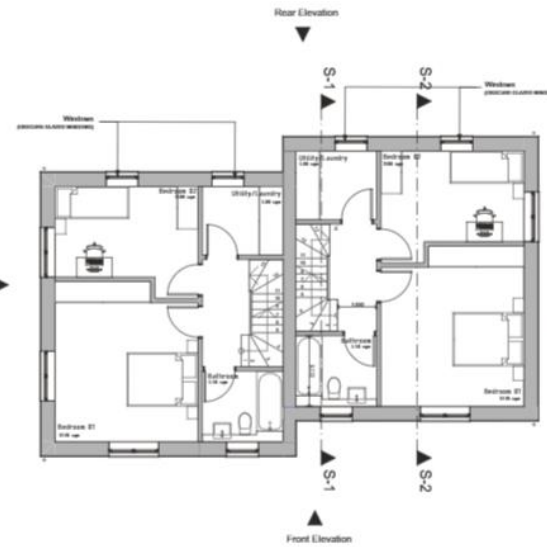


SECTION 02/PLOT 01

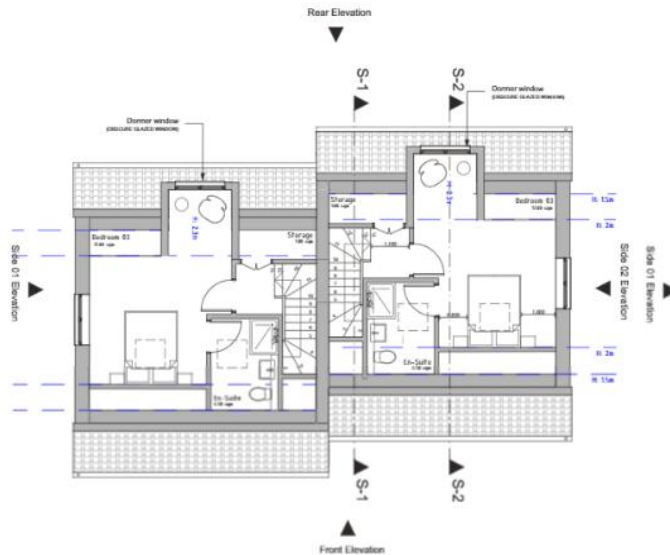
# Type 01 Floor Plans (Plot 1 & 2)



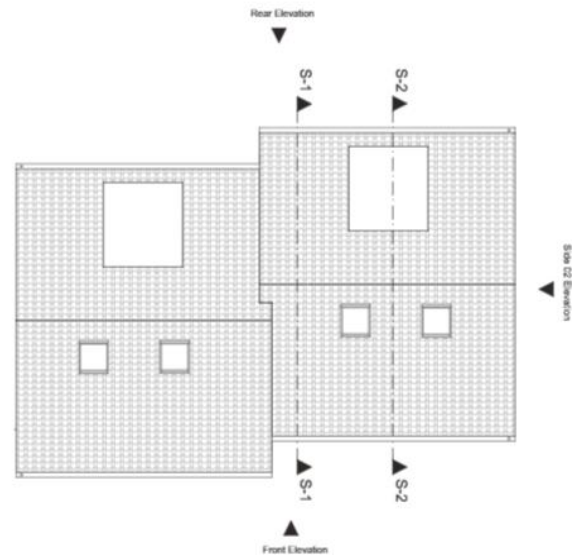
GROUND FLOOR PLAN/PLOT 01 & PLOT 02



FIRST FLOOR PLAN/PLOT 01 & PLOT 02



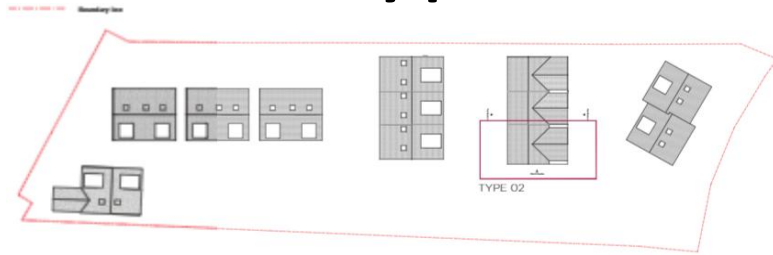
SECOND FLOOR PLAN/PLOT 01 & PLOT 02



ROOF PLAN/PLOT 01 & PLOT 02

01	Amendments / Not 02	S.B	08/10/24
02	Amendments	S.B	18/09/24

# Type 02 Elevations (Plot 3)



SITE PLAN Not to scale



FRONT ELEVATION/PLOT 03 & PLOT 04 & PLOT 05



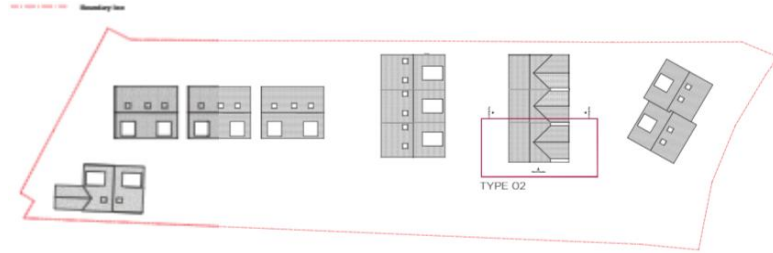
SIDE 01 ELEVATION/PLOT 03



REAR ELEVATION/PLOT 03 & PLOT 04 & PLOT 05



# Type 02 Section (Plot 3)

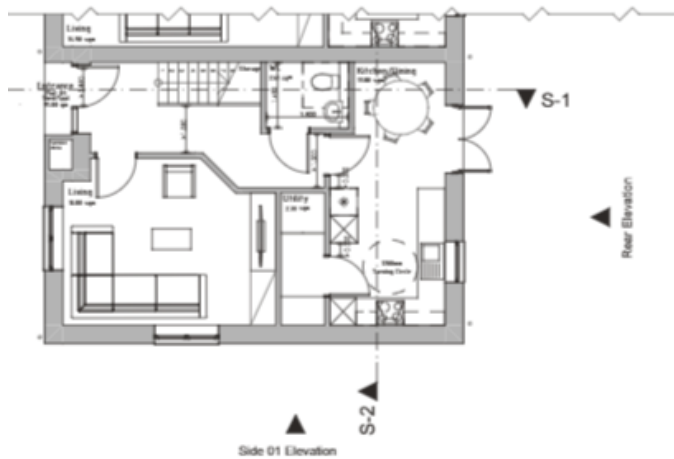


SECTION 01/PLOT 03

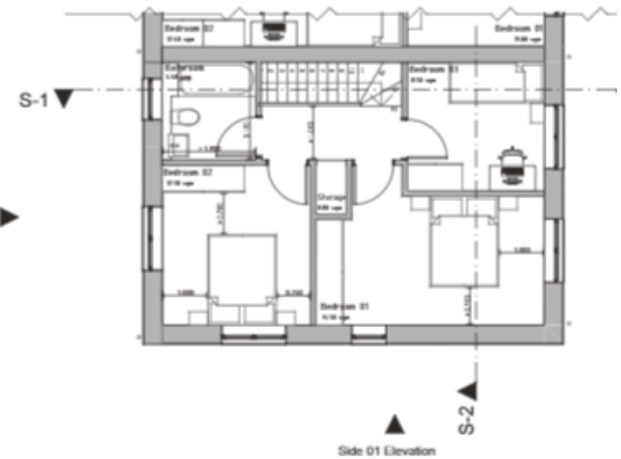


SECTION 02/PLOT 03

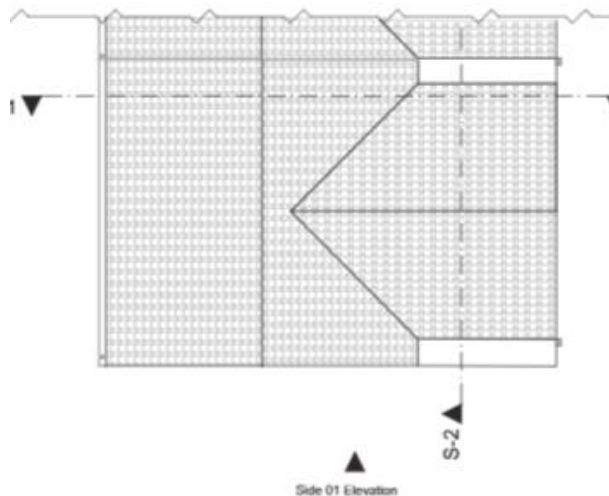
# Type 02 Floor Plans (Plot 3)



GROUND FLOOR PLAN/PLOT 03

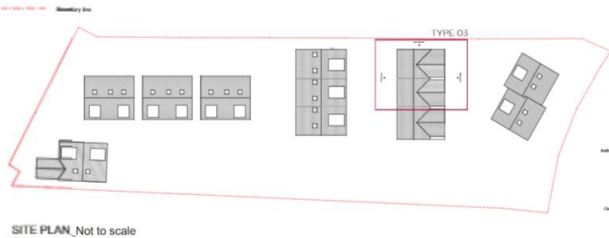


FIRST FLOOR PLAN/PLOT 03



ROOF PLAN/PLOT 03

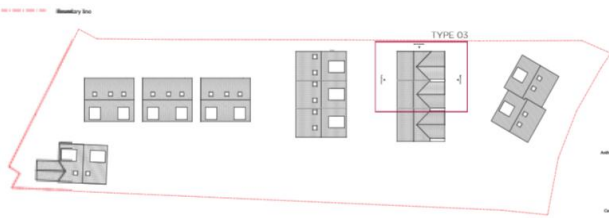
# Type 03 Elevations (Plots 4 & 5)



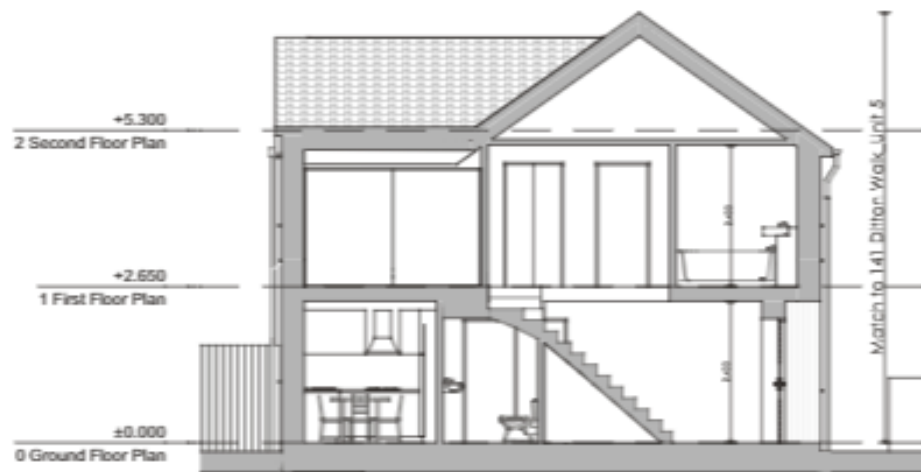
FRONT ELEVATION/PLOT 03 & PLOT 04 & PLOT 05



# Type 03 Sections (Plots 4 & 5)



SITE PLAN\_Not to scale

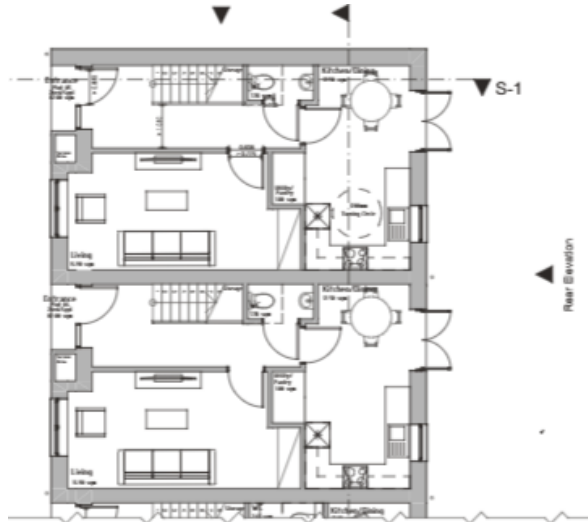


SECTION 01/PLOT 05

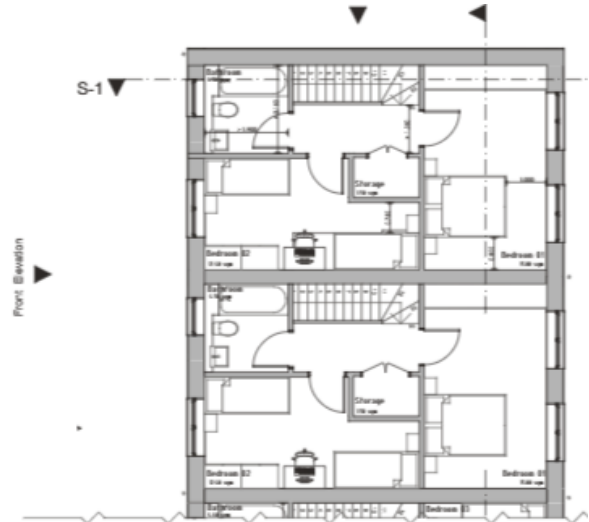


SECTION 02/PLOT 05

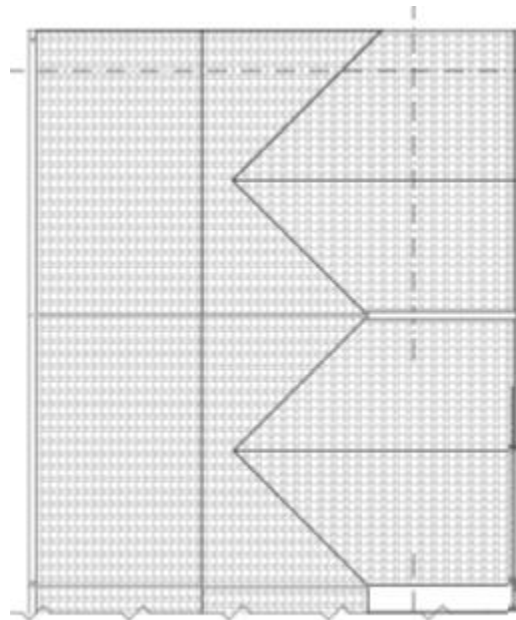
# Type 03 Floor Plans (Plots 4 & 5)



GROUND FLOOR PLAN/PLOT 04 & PLOT 05

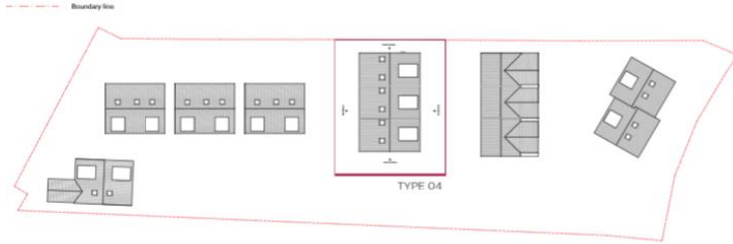


FIRST FLOOR PLAN/PLOT 04 & PLOT 05





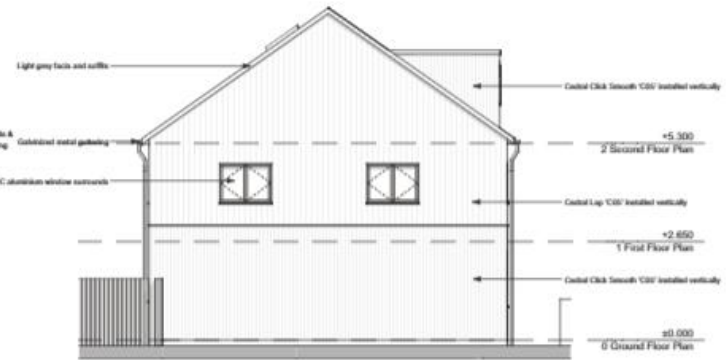
# Type 04 Elevations (Plot 6,7,8)



SITE PLAN, Not to scale



FRONT ELEVATION/PLOT 06 & PLOT 07 & PLOT 08

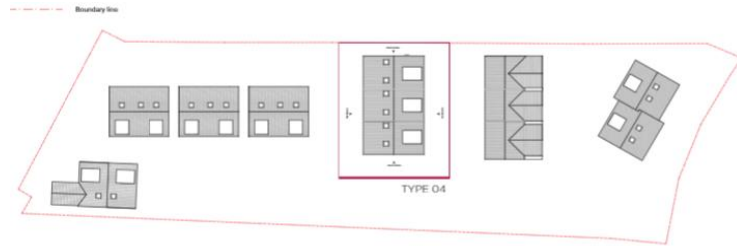


SIDE 01 ELEVATION/PLOT 08



SIDE 02 ELEVATION/ PLOT 06

# Type 04 Sections (Plot 6,7,8)



SITE PLAN\_Not to scale

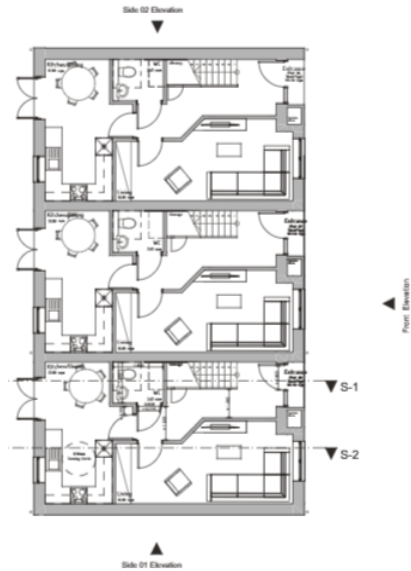


SECTION 01/PLOT 06 & PLOT 07 & PLOT 08



SECTION 02/PLOT 06 & PLOT 07 & PLOT 08

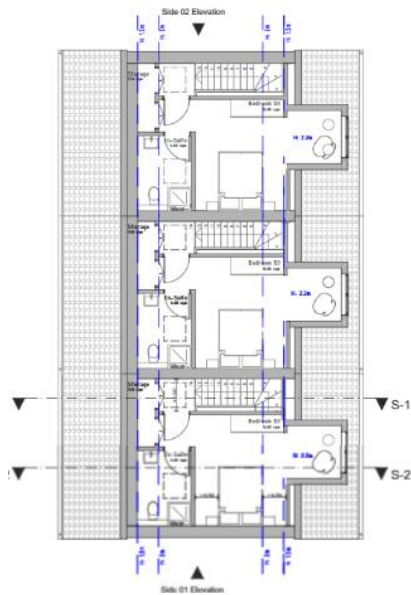
# Type 04 Floor Plans (Plot 6,7,8)



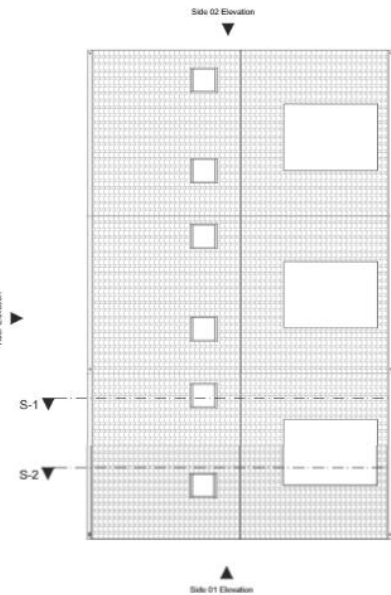
GROUND FLOOR PLAN/PLOT 06 & PLOT 07 & PLOT 08



FIRST FLOOR PLAN/PLOT 06 & PLOT 07 & PLOT 08

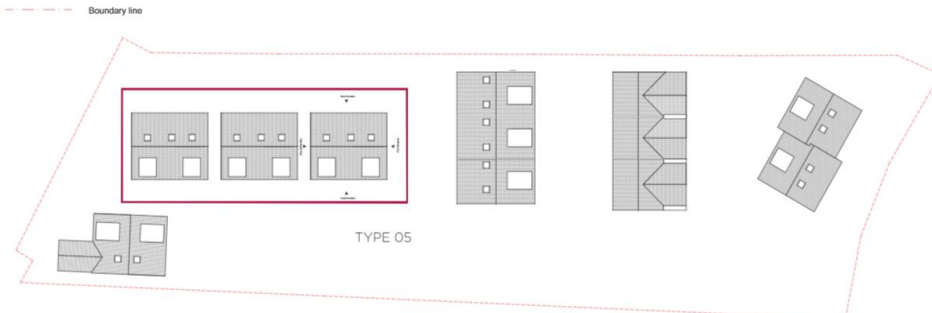


SECOND FLOOR PLAN/PLOT 06 & PLOT 07 & PLOT 08

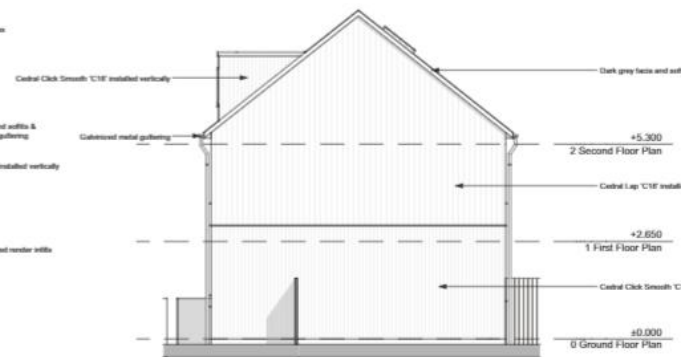


ROOF PLAN/PLOT 06 & PLOT 07 & PLOT 08

# Type 05 Elevations (Plot 9, 10, 11)



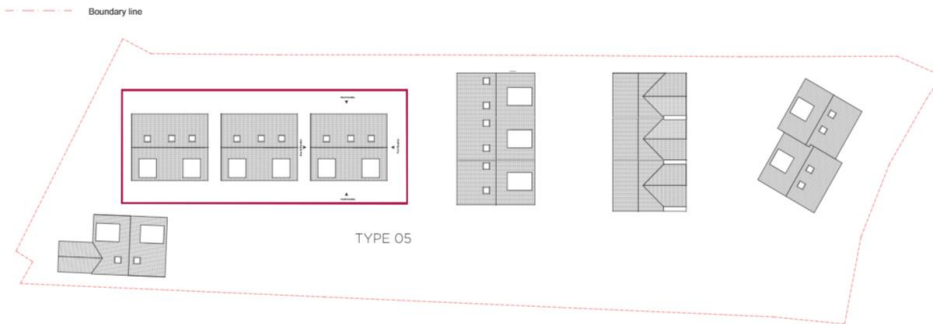
FRONT ELEVATION/PLOT 09 & PLOT 10 & PLOT 11



SIDE 01 ELEVATION/PLOT 09 & PLOT 10 & PLOT 11



# Type 05 Sections (Plot 9, 10, 11)



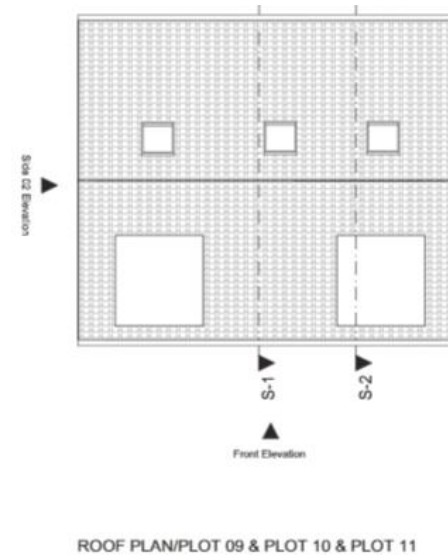
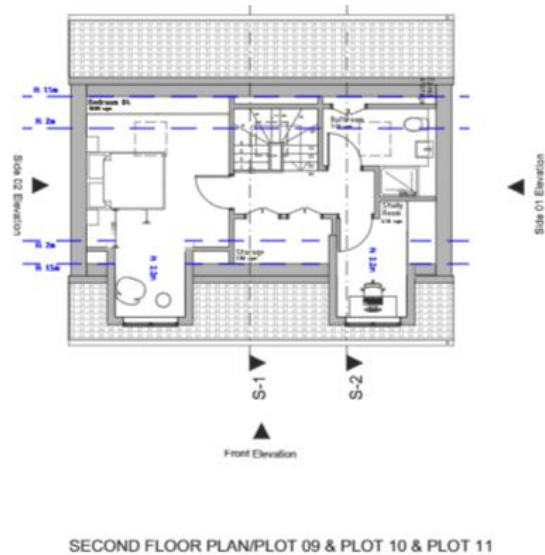
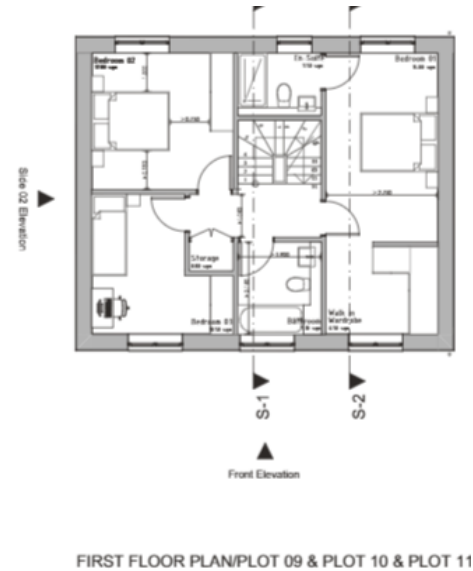
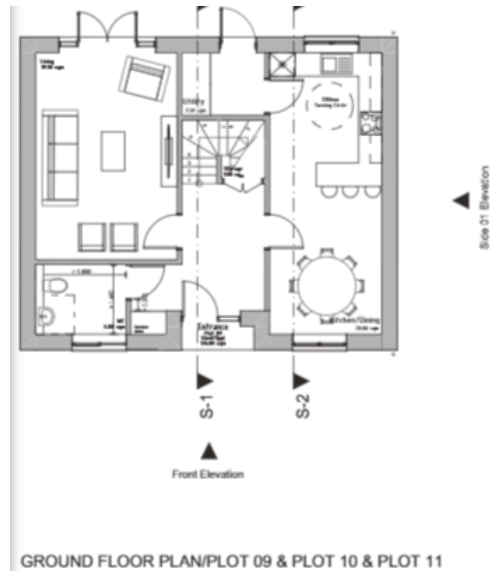
SECTION 01/PLOT 09 & PLOT 10 & PLOT 11



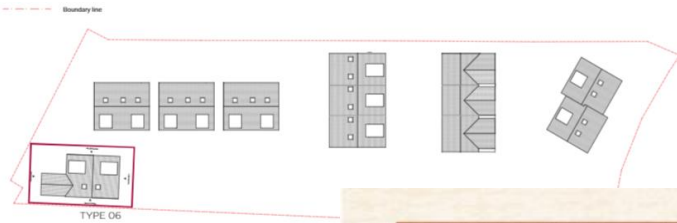
SECTION 02/PLOT 09 & PLOT 10 & PLOT 11



# Type 05 Floor Plans (Plot 9, 10, 11)



# Type 06 Elevations (Plot 12)



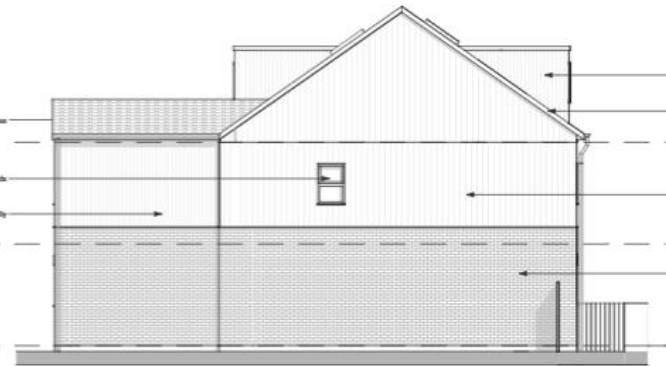
FRONT ELEVATION\_PLOT 12

Central Click Smooth 'C25' installed vertically

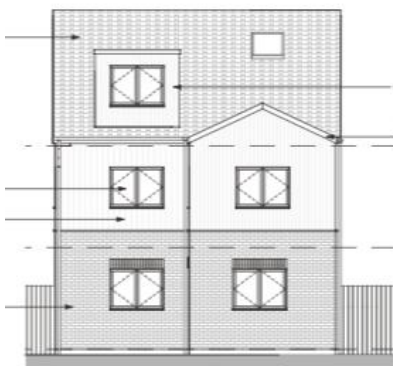
Light grey fascia and soffits & galvanneal metal gutters

Architectural PFC aluminum window surrounds

Central Click Smooth 'C25' installed vertically



SIDE 01 ELEVATION/PLOT 12



Central Click Smooth 'C25' installed vertically

Light grey fascia and soffits & galvanneal metal gutters

Window (PREFABRICATED AND FINISHED BY THE PRIME FOR HOUSE-OWNERS)

Central Lap 'C25' installed vertically

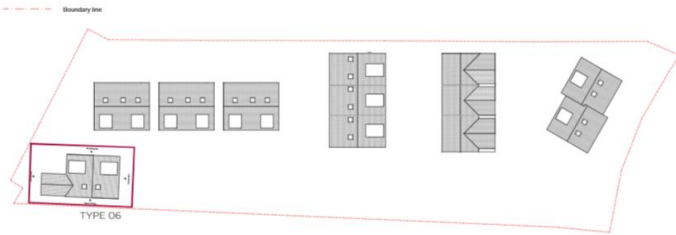


2 Sec

1F

0 Gnd

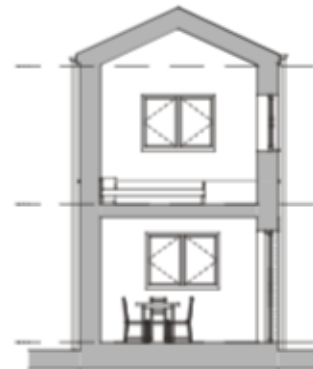
# Type 06 Sections (Plot 12)



SECTION 01\_PLOT 12

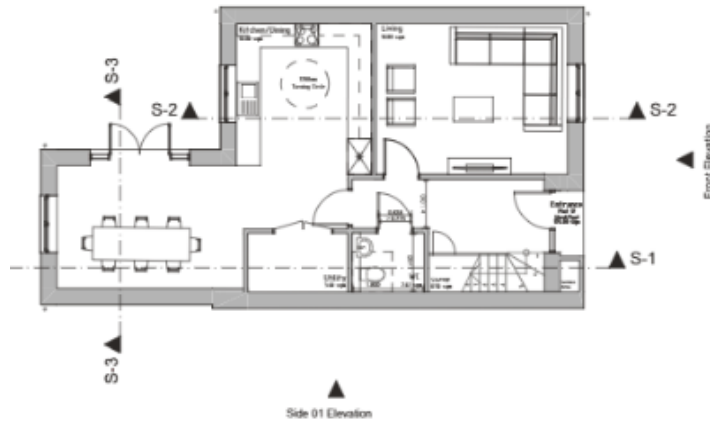


SECTION 02\_PLOT 12

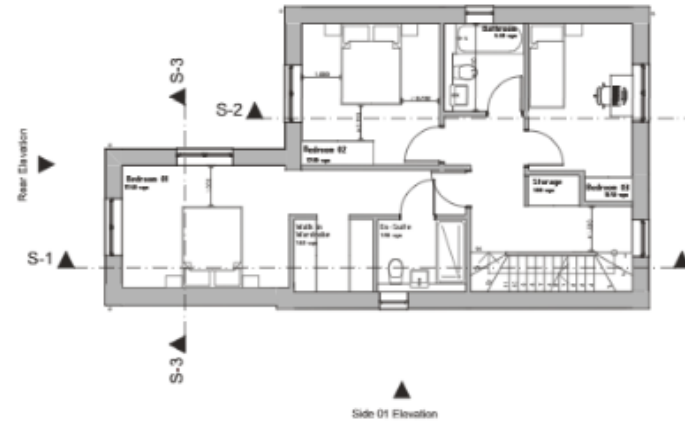


SECTION 03\_PLOT 12

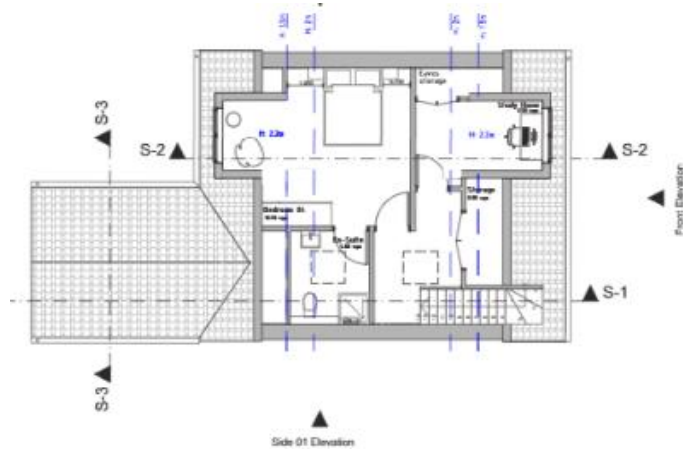
# Type 06 Floor Plan (Plot 12)



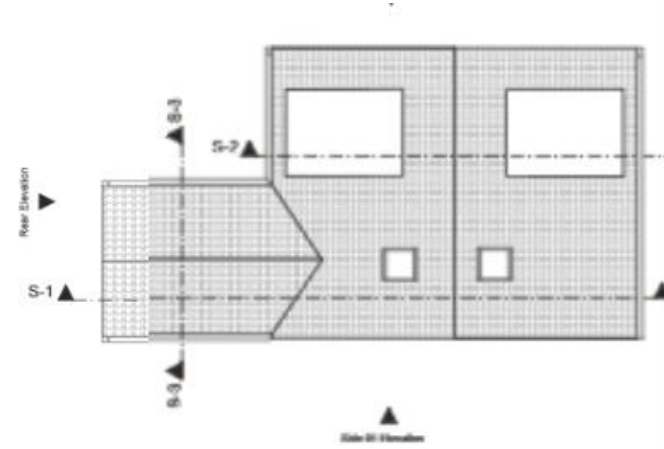
GROUND FLOOR PLAN/PLOT 12



FIRST FLOOR PLAN/PLOT 12



SECOND FLOOR PLAN/PLOT 12



ROOF PLAN/PLOT 12

01	Adding Room Information/Notes
02	Room Number
03	Room Name

# Site Sections



SECTION AA  
scale 1:200



SECTION BB  
scale 1:200



SECTION CC  
scale 1:200



SECTION DD  
scale 1:200



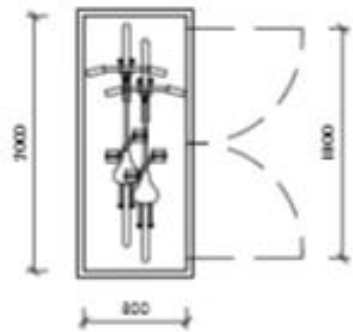
# Site Sections



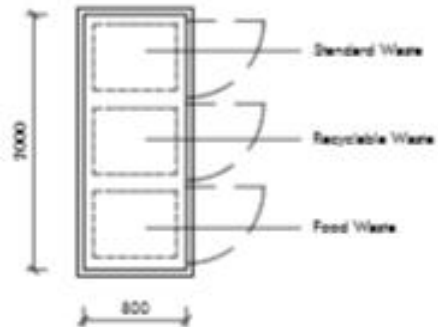
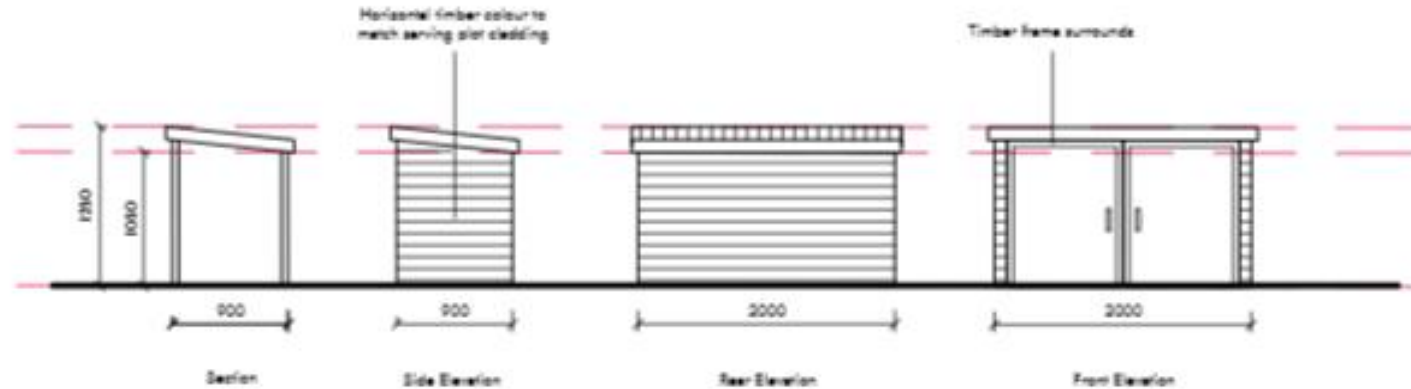
SECTION EE  
scale 1:200

SECTION EE

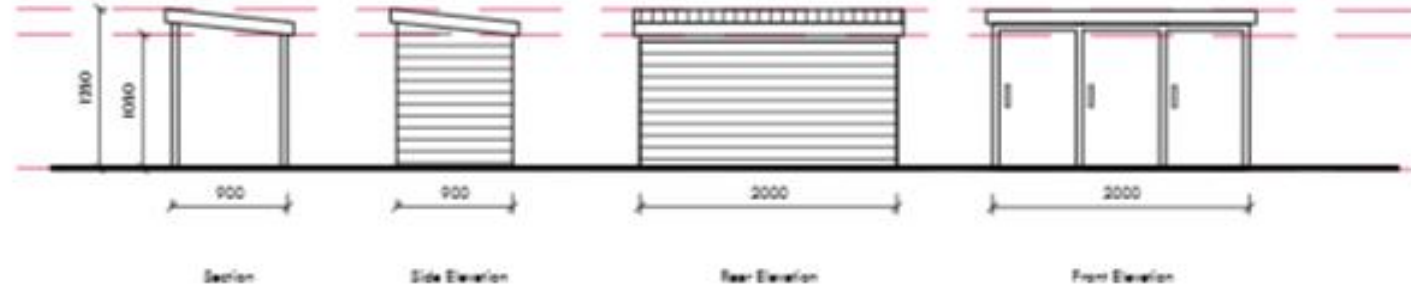
# Cycle and Refuse Storage



PROPOSED CYCLE STORE



PROPOSED REFUSE STORE



# Landscape Plan



Proposed street tree: *Acer campestre* 'Elsrijk'; *Corylus colurna* to Depot boundary in hard landscape



Rear garden trees/buffer/screening: *Cornus debilis*; *Yucca Fortlane*; *Arundinaria arundinacea*



PDS trees, Dutton meadow boundary: *Acer campestre*



Ornamental hedge planting: *Viburnum tinus* 'Eve Price'



Proposed 1.8m *ligustrum ovalifolium* hedgegrow - hedgegrow to include irrigation for establishment during formative years



# Tree Plans



LEGEND	
	Existing Tree/Feature BS 5837:2012 Category B
	Trees which require crown reduction to facilitate the prospective development
	Reduce lateral growth back to 1m from stem up to height of 6m and then reduce upper lateral growth to 2m from main stems. Reduce height to 10m and maintain annually
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Trees which require crown reduction to facilitate the prospective development
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Additional feature which doesn't meet BS 5837: 2012 categorisation but is included for reference
	Additional feature which doesn't meet BS 5837: 2012 categorisation to be removed for development
	Proposed development within & close to the RPA to be constructed following the No Dig Specification
	Line of proposed Root Pruning
	Existing hard surfacing within the RPA to be lifted and reinstated as soft landscaping
	Proposed Leylandii replacement planting

# Tree Plans



## LEGEND



Existing Tree/Feature BS  
5837:2012 Category B



Trees which require  
crown reduction to  
facilitate the prospective  
development



Reduce lateral growth back to 1m  
from stem up to height of 6m and  
then reduce upper lateral growth  
to 2m from main stems. Reduce  
height to 10m and maintain annually



Existing Tree/Feature to  
be removed to allow for  
development BS  
5837:2012 Category B



Existing Tree/Feature BS  
5837:2012 Category C



Trees which require  
crown reduction to  
facilitate the prospective  
development



Existing Tree/Feature to  
be removed to allow for  
development BS  
5837:2012 Category C



Line of Root Protection  
Area (RPA) - calculated  
following guidelines set  
in BS 5837:2012



Additional feature which  
doesn't meet BS 5837:  
2012 categorisation but  
is included for reference



Additional feature which  
doesn't meet BS 5837:  
2012 categorisation to be  
removed for development



Proposed development with-  
in & close to the RPA to be  
constructed following the  
No Dig Specification



Line of proposed  
Root Pruning



Existing hard surfacing  
within the RPA to be  
lifted and reinstated as  
soft landscaping



Proposed Leylandii  
replacement planting

# Planning Balance

## Approval

### Key material considerations

- The proposal would provide housing on an allocated site. The proposal contains a good mix of housing types and would provide affordable housing.



## Refusal

### Key material considerations

- In the absence of a robust BS4142 assessment it is not possible to establish if the package of noise mitigation proposed is satisfactory in mitigating the potential adverse noise impacts for future occupants both externally and internally.
- The site would be making use of brownfield land, the substantial harm caused in terms of noise from the existing oil depot on the future residents of the proposal would not be acceptable.
- There is a clear issue of the agent of change where the oil business and their operations would be impacted as a result of the proposal.
- In its present format the proposal is contrary to policy 35 of the Cambridge Local Plan (2018) , paragraphs 135. f), 187. e), 198. a) and 200 of the NPPF (2024), and the Greater Cambridge Sustainable Design & Construction SPD (2020).

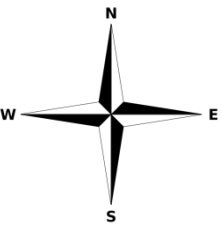
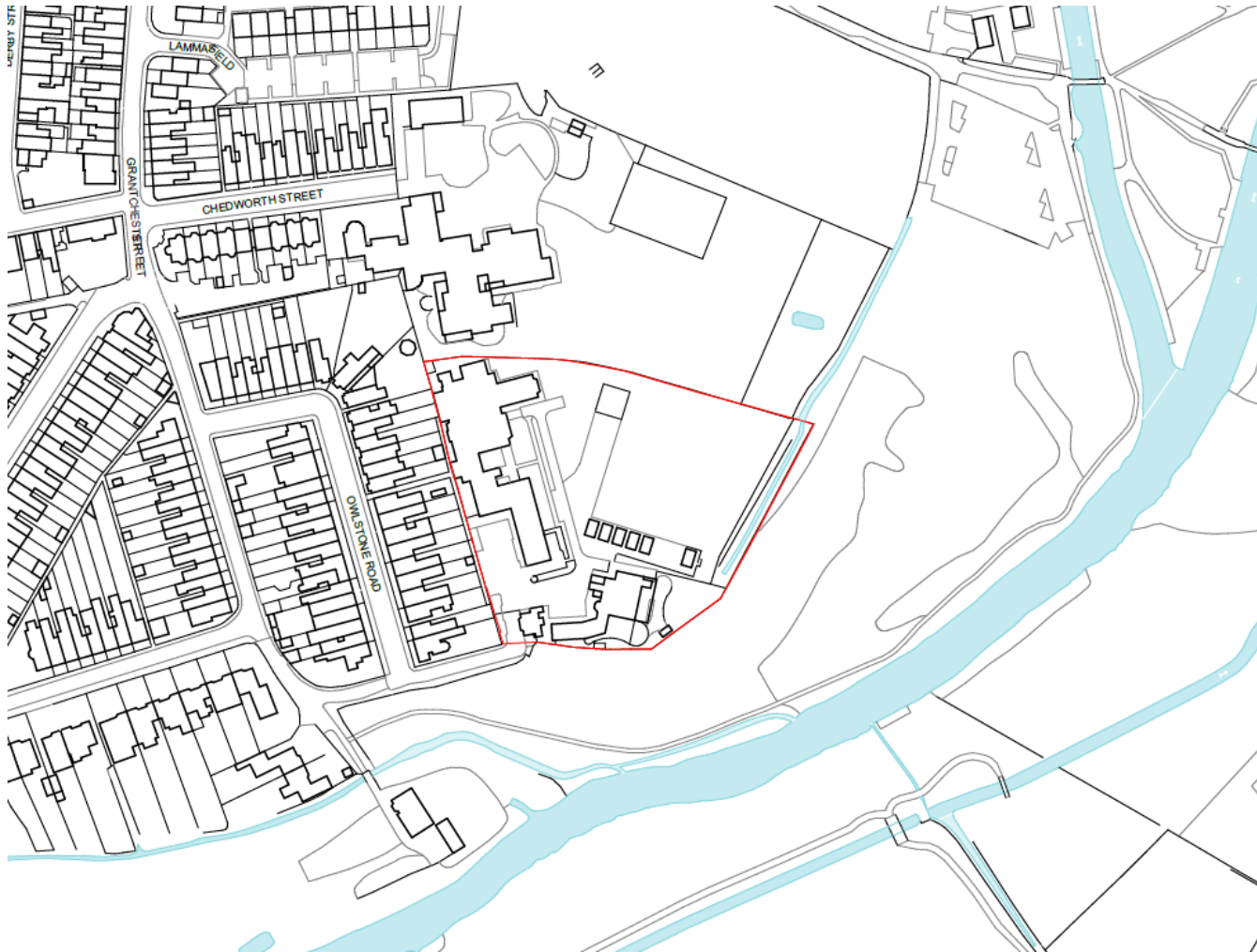
Officer Recommendation: Refuse



# MINOR APPLICATIONS

# *22/02066/CONDF/Owlstone Croft, Owlstone Road*

## Site Location Plan



**Table 1-1: Summary of Risk of Impacts Without Mitigation**

Source	Dust Soiling	Human Health	Ecology
Demolition	Medium Risk	Low Risk	Negligible
Earthworks	Medium Risk	Medium Risk	Low Risk
Construction	Medium Risk	Medium Risk	Low Risk
Trackout	Negligible	Negligible	Negligible



**Figure 4-1: Site and Equipment Plan and Nearest Sensitive Receptors**





Figure 7-1: Proposed Dust Monitoring Locations

Table 7-1: Site Action Levels (SALs)

Pollutant	Alert Level	Concentration	Averaging Period
PM <sub>10</sub>	Lower Alert	150 µg/m <sup>3</sup>	60 minutes
	Action Alert	190 µg/m <sup>3</sup>	60 minutes

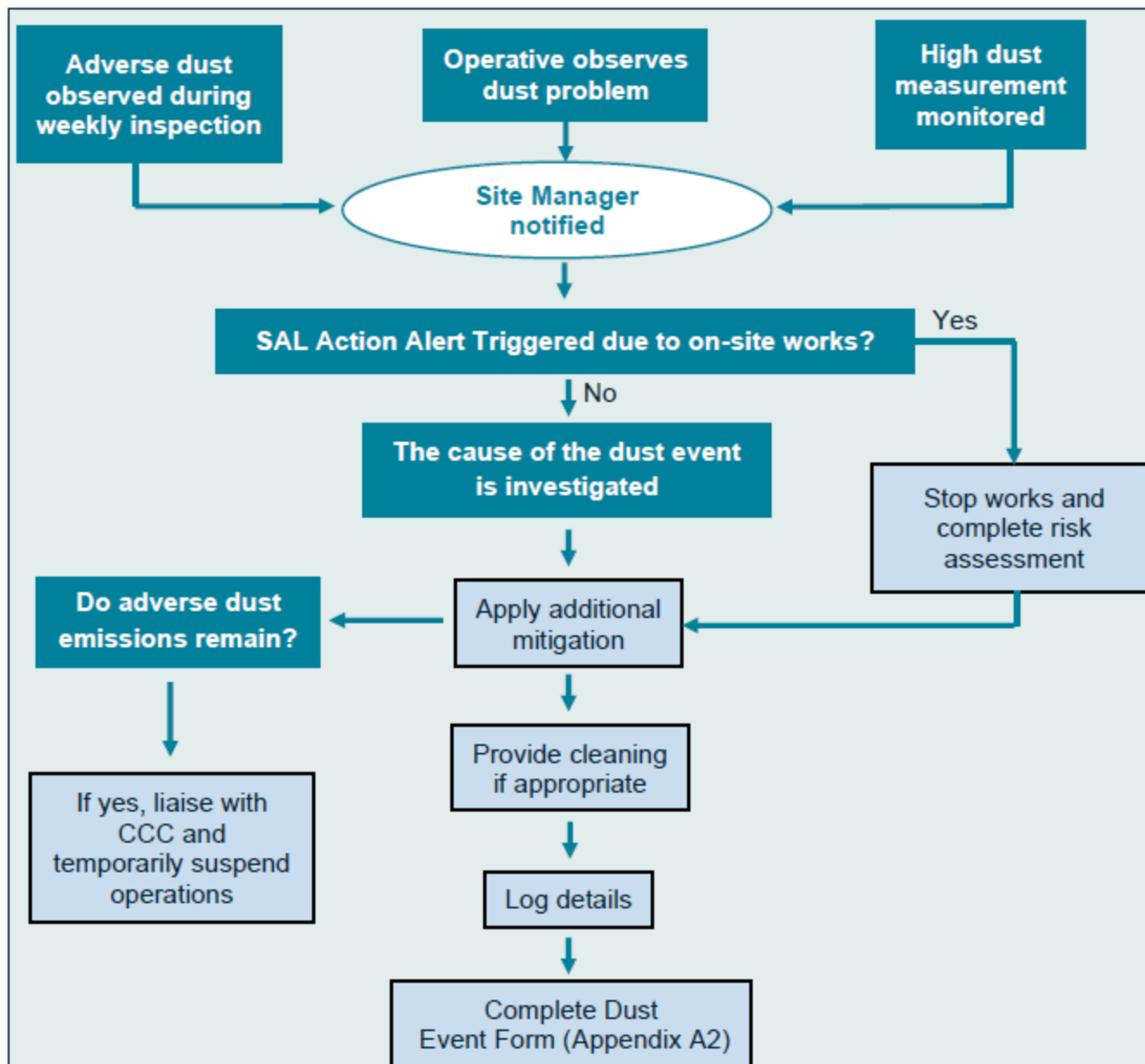


Figure 8-1: Dust Event Response Flowchart

# Planning Balance

## Approval

Key material considerations

- The information is in accordance with the appropriate Institute of Air Quality Management (IAQM) best practice guidance.
- Site specific mitigation will protect local residents and NCPS from unacceptable dust and emission impacts.
- Site and equipment information, a timetable of works, the complaints procedure, dust management strategy details and the approach should levels be exceeded have been provided to the satisfaction of officers.



## Refusal

Key material considerations

**Officer Recommendation: Approve**



## **24/04582/FUL – Innisfree, South Green Road Cambridge**

Demolition of existing building and erection of a replacement two storey dwelling with a basement and single storey rear wing (Self-Build) at 1B South Green Road.

# Location Plan



Location Plan SCALE 1:1250@A4

6.00	7	Er
4.00	12	Wahnd.
4.00	7	Wahnd.
1.00	6	Unbekannt
3.00	6	Unbekannt
6.00	2	Unbekannt
3.00	6	Unbekannt

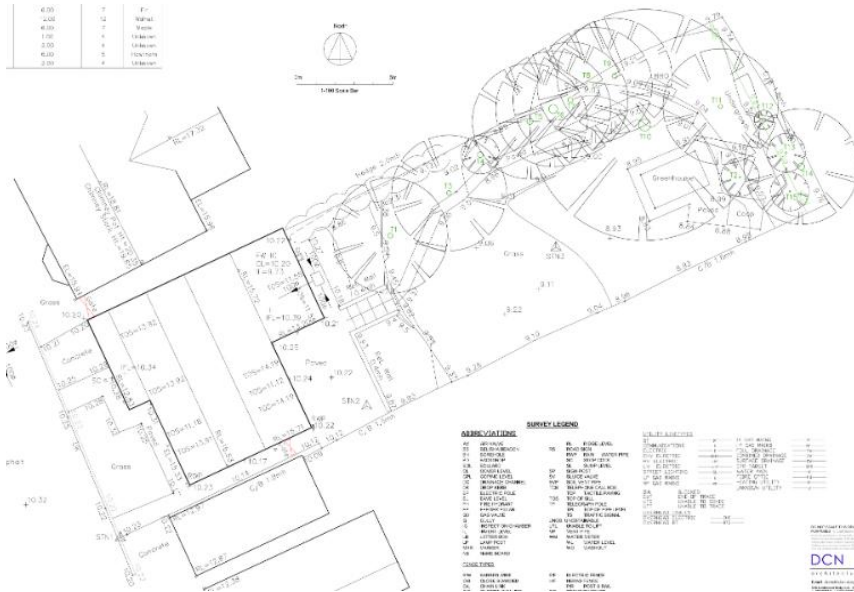


TABLE 10 (continued)						
Test Number	Size/Shape	Size/Shape	Speed (km/hr)	Height (m)	Speed	Speed
T1	0	0.00	0.00	0		
T2	0	0.00	0.00	0	Intermittent	
T3	0	0.00	0.00	0	Intermittent	
T4	0	0.00	0.00	0	Intermittent	
T5	0	0.00	0.00	0	Intermittent	
T6	0	0.00	0.00	0	Intermittent	
T7	0	0.00	0.00	0	Intermittent	
T8	0	0.00	0.00	0	Intermittent	
T9	0	0.00	0.00	0	Intermittent	
T10	0	0.00	0.00	0	Intermittent	
T11	0	0.00	0.00	0	Intermittent	
T12	0	0.00	0.00	0	Intermittent	
T13	0	0.00	0.00	0	Intermittent	
T14	0	0.00	0.00	0	Intermittent	
T15	0	0.00	0.00	0	Intermittent	
T16	0	0.00	0.00	0	Intermittent	
T17	0	0.00	0.00	0	Intermittent	
T18	0	0.00	0.00	0	Intermittent	
T19	0	0.00	0.00	0	Intermittent	
T20	0	0.00	0.00	0	Intermittent	
T21	0	0.00	0.00	0	Intermittent	
T22	0	0.00	0.00	0	Intermittent	
T23	0	0.00	0.00	0	Intermittent	
T24	0	0.00	0.00	0	Intermittent	
T25	0	0.00	0.00	0	Intermittent	
T26	0	0.00	0.00	0	Intermittent	
T27	0	0.00	0.00	0	Intermittent	
T28	0	0.00	0.00	0	Intermittent	
T29	0	0.00	0.00	0	Intermittent	
T30	0	0.00	0.00	0	Intermittent	
T31	0	0.00	0.00	0	Intermittent	
T32	0	0.00	0.00	0	Intermittent	
T33	0	0.00	0.00	0	Intermittent	
T34	0	0.00	0.00	0	Intermittent	
T35	0	0.00	0.00	0	Intermittent	
T36	0	0.00	0.00	0	Intermittent	
T37	0	0.00	0.00	0	Intermittent	
T38	0	0.00	0.00	0	Intermittent	
T39	0	0.00	0.00	0	Intermittent	
T40	0	0.00	0.00	0	Intermittent	
T41	0	0.00	0.00	0	Intermittent	
T42	0	0.00	0.00	0	Intermittent	
T43	0	0.00	0.00	0	Intermittent	
T44	0	0.00	0.00	0	Intermittent	
T45	0	0.00	0.00	0	Intermittent	
T46	0	0.00	0.00	0	Intermittent	
T47	0	0.00	0.00	0	Intermittent	
T48	0	0.00	0.00	0	Intermittent	
T49	0	0.00	0.00	0	Intermittent	
T50	0	0.00	0.00	0	Intermittent	
T51	0	0.00	0.00	0	Intermittent	
T52	0	0.00	0.00	0	Intermittent	
T53	0	0.00	0.00	0	Intermittent	
T54	0	0.00	0.00	0	Intermittent	
T55	0	0.00	0.00	0	Intermittent	
T56	0	0.00	0.00	0	Intermittent	
T57	0	0.00	0.00	0	Intermittent	
T58	0	0.00	0.00	0	Intermittent	
T59	0	0.00	0.00	0	Intermittent	
T60	0	0.00	0.00	0	Intermittent	
T61	0	0.00	0.00	0	Intermittent	
T62	0	0.00	0.00	0	Intermittent	
T63	0	0.00	0.00	0	Intermittent	
T64	0	0.00	0.00	0	Intermittent	
T65	0	0.00	0.00	0	Intermittent	
T66	0	0.00	0.00	0	Intermittent	
T67	0	0.00	0.00	0	Intermittent	
T68	0	0.00	0.00	0	Intermittent	
T69	0	0.00	0.00	0	Intermittent	
T70	0	0.00	0.00	0	Intermittent	
T71	0	0.00	0.00	0	Intermittent	
T72	0	0.00	0.00	0	Intermittent	

SURVEY STATIONS			
Signe	Easting	Northing	Height
S761	544033.792	257008.580	10.22
S762	544076.056	257085.406	10.16
S763	544085.621	257103.647	8.94

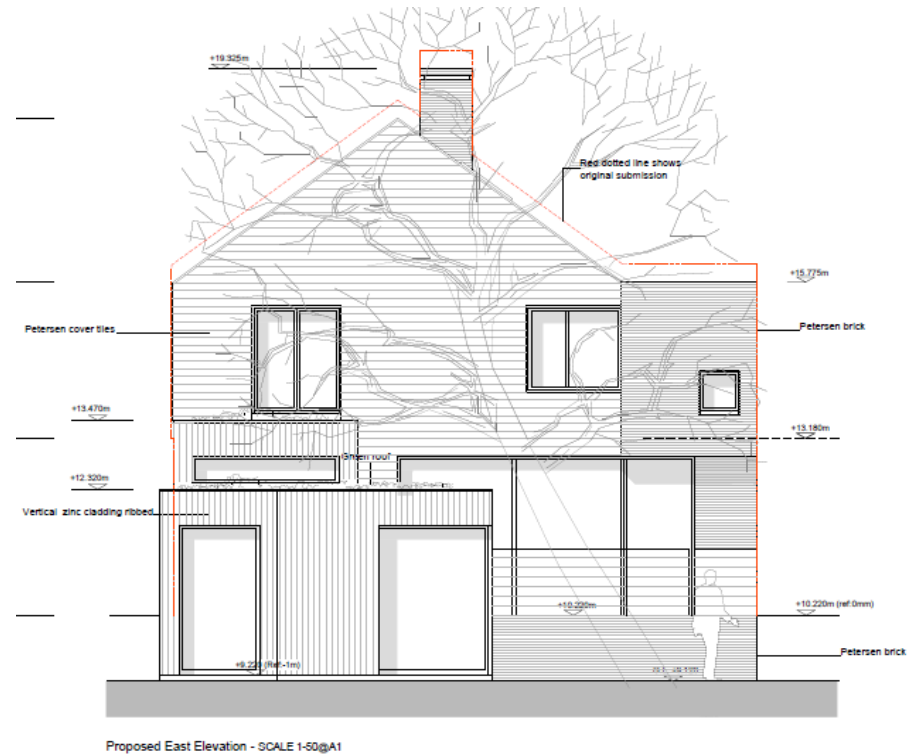
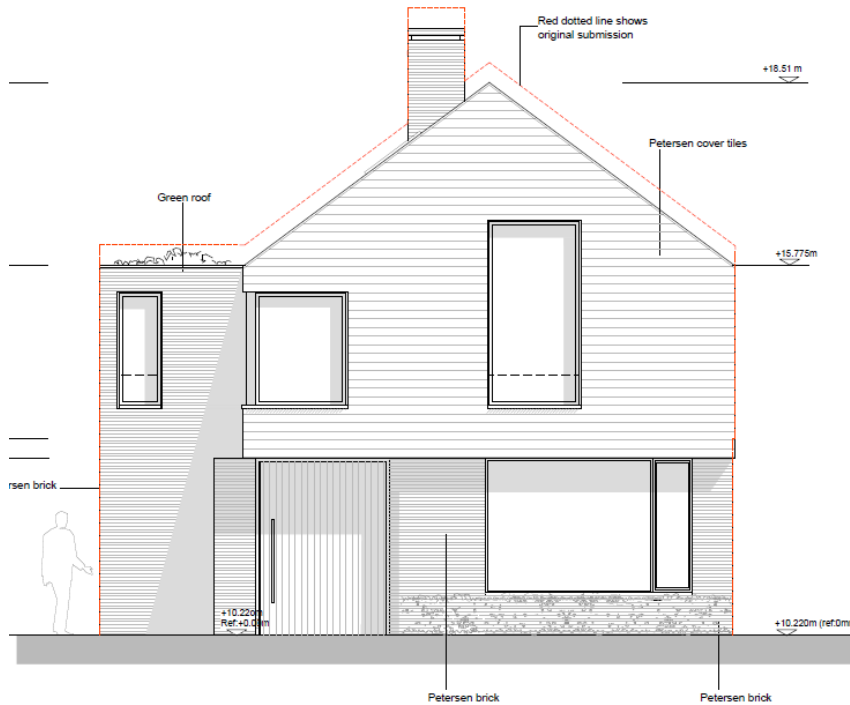


39

# Street scene



# Proposed elevations







# Visuals



# Planning Balance

## Approval

Key material considerations

- Sustainable dwelling
- Contribution to self-build deficit
- No harm to heritage assets
- No harm to character of area
- No unacceptable residential amenity impacts
- No highway safety impacts



## Refusal

Key material considerations

- None

Officer Recommendation: Approve, Subject to conditions

25/00516/FUL

The Varsity Hotel And Spa 24 Thompsons  
Lane Cambridge CB5 8AQ

Construction of a pergola with retractable  
canopy and associated works.

# Site History

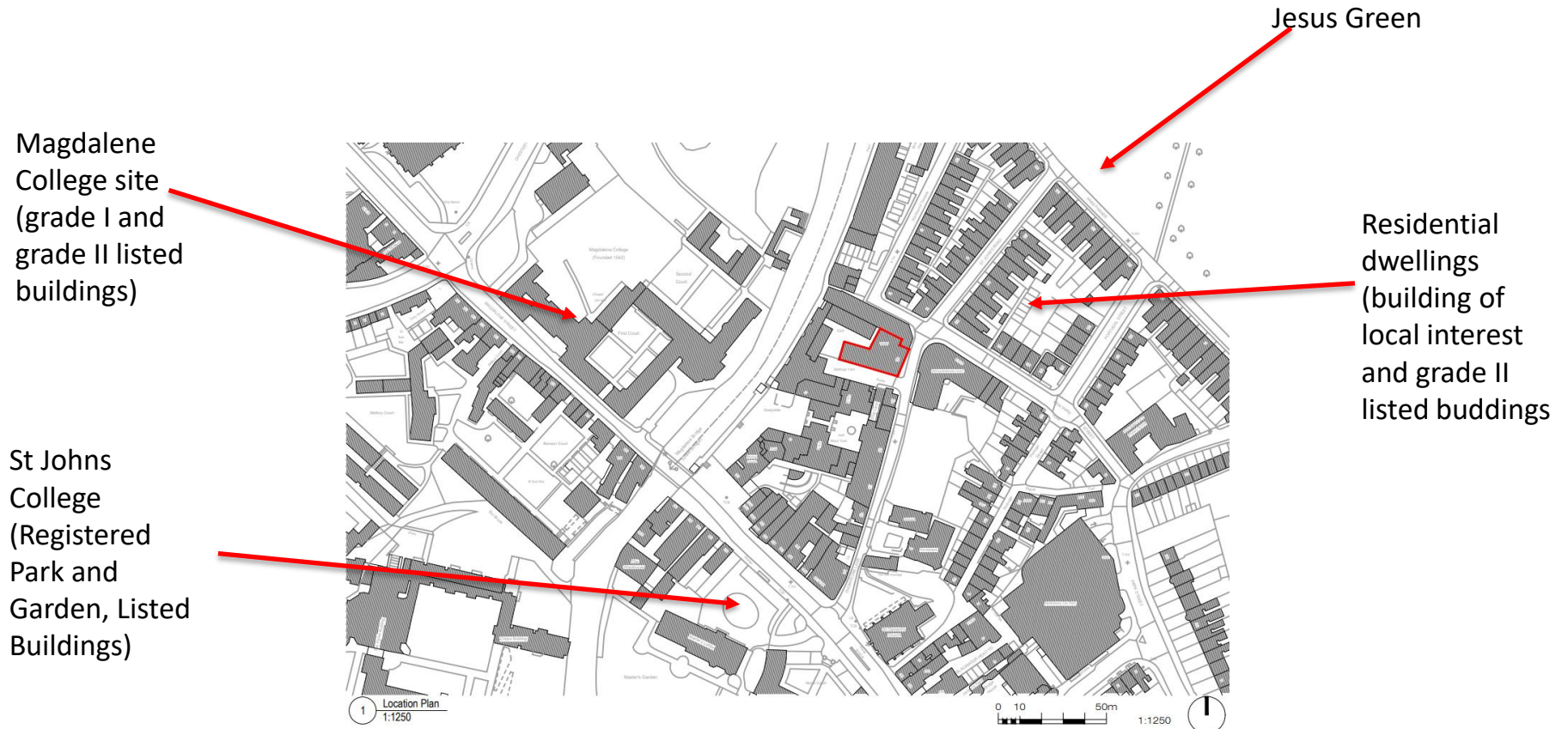
Reference	Description	Committee Date	Outcome
22/00778/FUL	Installation of a new all-weather lightweight retractable roof canopy and associated works	02.11.2022	REFSUED (appeal dismissed)
23/01137/FUL	Installation of a new all-weather lightweight retractable roof canopy and associated works	05.07.2023	REFUSED
24/01408/FUL	All Weather Retractable Roof Canopy with Living Meadow Walls and Associated Works	07.08.2024	REFUSED
24/00488/FUL	Installation of a new all-weather lightweight retractable roof canopy and associated works.	Delegated	REFUSED (appeal dismissed)

Most recent appeal determined May 2025

# Consultees

- Conservation – Objection - stark contrasting structure with height over heritage assets and skyline
- Historic England – Raised concerns about less-than-substantial harm to listed buildings
- Urban Design - Objection – removed support as new design creates horizontal emphasis and weak termination
- Cambridge Airport & MOD – No objection

# Location Plan





# Existing Elevations

## Elevations

# Proposed



The image displays a series of architectural drawings for a building facade and roof structure. On the left, a perspective view of a building facade is shown, with a red dashed box highlighting the roof structure. Below this, a section view of the building is shown, with a red dashed box highlighting the roof structure. On the right, a detailed view of the roof structure is shown, with a red dashed box highlighting the roof structure. The drawings are labeled with numbers 1, 2, and 3, and include descriptive text for each view.

**1** Proposed 3D View - Front  
1/12

**2** Proposed 3D View - Rear  
1/12

**3** Proposed Roof Structure - 3D View  
1/12

**4** Proposed Roof Structure - 3D View  
1/12

**5** Proposed Roof Structure - 3D View  
1/12

**6** Proposed Roof Structure - 3D View  
1/12

**7** Proposed Roof Structure - 3D View  
1/12

**8** Proposed Roof Structure - 3D View  
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**9** Proposed Roof Structure - 3D View  
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**10** Proposed Roof Structure - 3D View  
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**11** Proposed Roof Structure - 3D View  
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**12** Proposed Roof Structure - 3D View  
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**13** Proposed Roof Structure - 3D View  
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**14** Proposed Roof Structure - 3D View  
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**15** Proposed Roof Structure - 3D View  
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**16** Proposed Roof Structure - 3D View  
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**17** Proposed Roof Structure - 3D View  
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**18** Proposed Roof Structure - 3D View  
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**22** Proposed Roof Structure - 3D View  
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**23** Proposed Roof Structure - 3D View  
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**24** Proposed Roof Structure - 3D View  
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**25** Proposed Roof Structure - 3D View  
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**97** Proposed Roof Structure - 3D View  
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**98** Proposed Roof Structure - 3D View  
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**99** Proposed Roof Structure - 3D View  
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**100** Proposed Roof Structure - 3D View  
1/12

- Height – frame 2.97m, canopy above 2.49m (previous height 3.1m)
- Footprint on roof reduced (pulled in 1.5 – 2m on east, south and west sides)
- Retention of balustrade, sides will have clear vinyl rather than thicker frame and glazing
- Introduction of fabric structure
- Removal of exoskeleton over to balconies
- Existing lighting retained

- Height – frame 2.97m, canopy above 2.49m (previous height 3.1m)
- Footprint on roof reduced (pulled in 1.5 – 2m on east, south and west sides)
- Retention of balustrade, sides will have clear vinyl rather than thicker frame and glazing
- Introduction of fabric structure
- Removal of exoskeleton over to balconies
- Existing lighting retained























**25/00411/FUL**

**The Varsity Hotel And Spa 24 Thompsons Lane  
Cambridge CB5 8AQ**

**Installation of a new all-weather, stepped in,  
retractable roof canopy with independently  
supported tensile roof fabric and associated works.**

# Site History

Reference	Description	Committee Date	Outcome
22/00778/FUL	Installation of a new all-weather lightweight retractable roof canopy and associated works	02.11.2022	REFSUED (appeal dismissed)
23/01137/FUL	Installation of a new all-weather lightweight retractable roof canopy and associated works	05.07.2023	REFUSED
24/01408/FUL	All Weather Retractable Roof Canopy with Living Meadow Walls and Associated Works	07.08.2024	REFUSED
24/00488/FUL	Installation of a new all-weather lightweight retractable roof canopy and associated works.	Delegated	REFUSED (appeal dismissed)

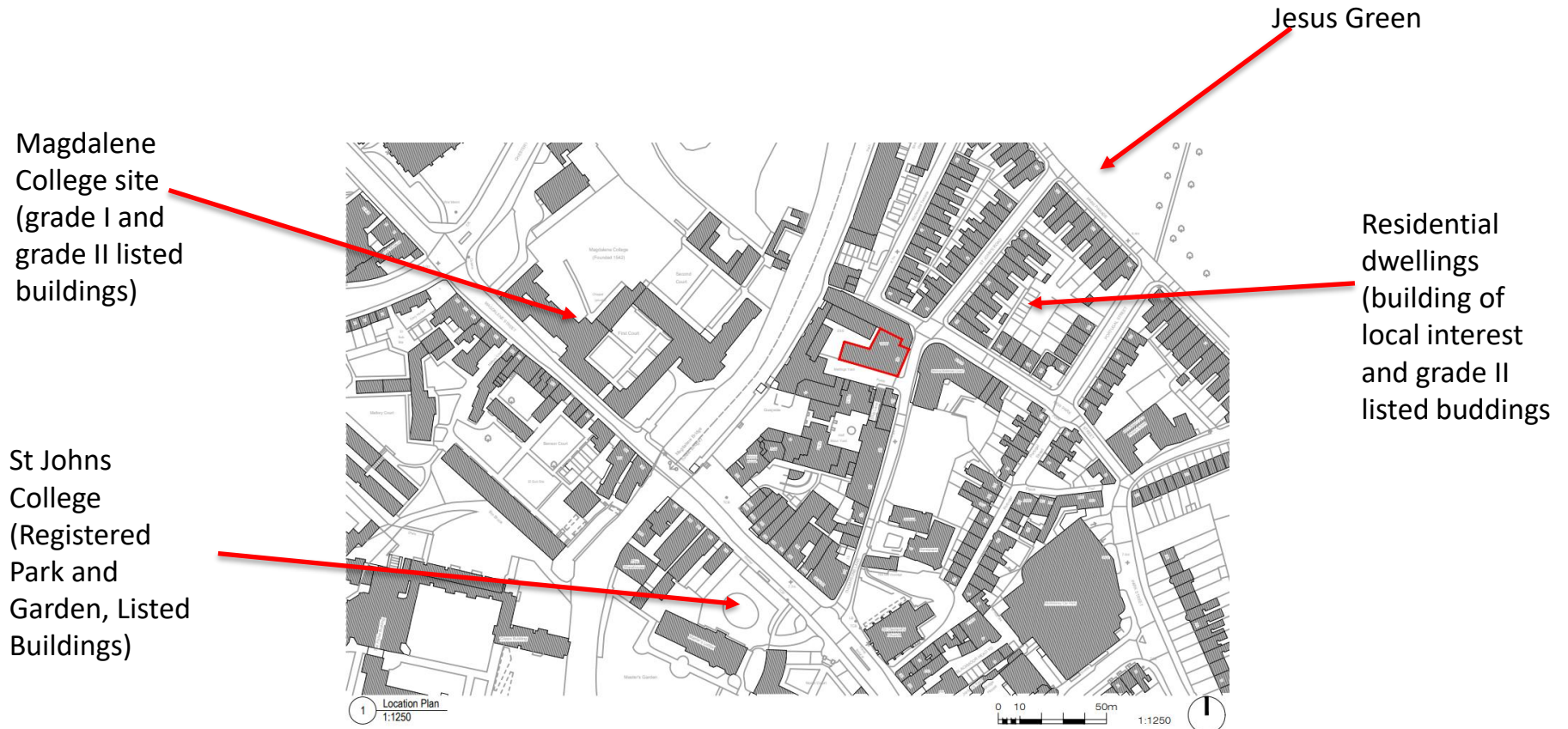
Most recent appeal determined May 2025

# Consultees

- Conservation – Objection - stark contrasting structure with height over heritage assets and skyline
- Historic England – Raised concerns about less-than-substantial harm to listed buildings
- Urban Design - Objection – removed support as new design creates horizontal emphasis and weak termination
- Cambridge Airport & MOD – No objection



# Location Plan



# Existing Elevations

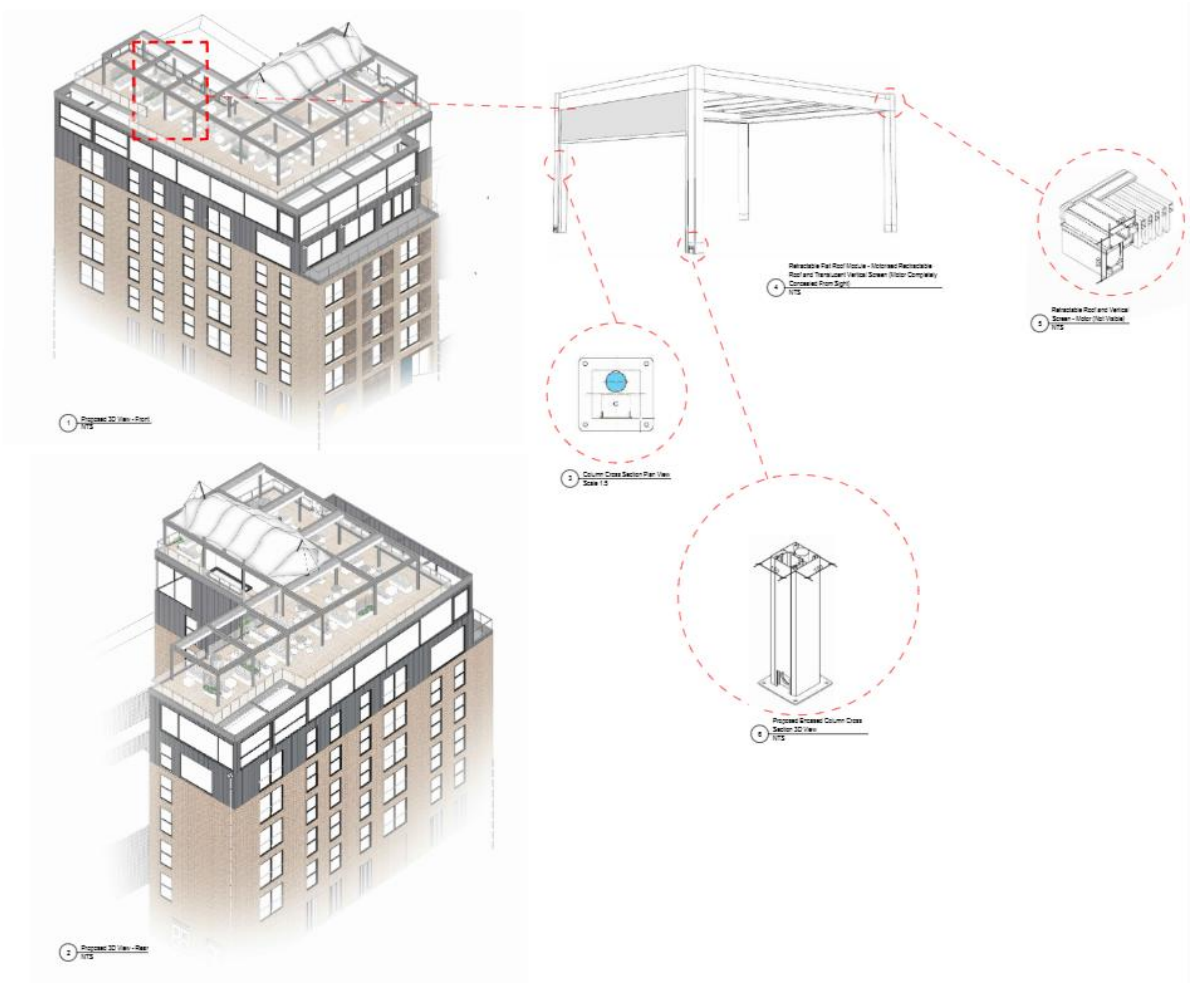
# Proposed Elevations



Additional  
4.46  
metres



- Key changes from previous apps:
- Height – frame 2.97m, canopy above 2.49m (previous height 3.1m)
  - Footprint on roof reduced (pulled in 1.5 – 2m on east, south and west sides)
  - Retention of balustrade, sides will have clear vinyl rather than thicker frame and glazing
  - Introduction of fabric structure
  - Removal of exoskeleton over to balconies
  - Existing lighting retained















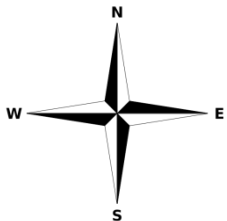




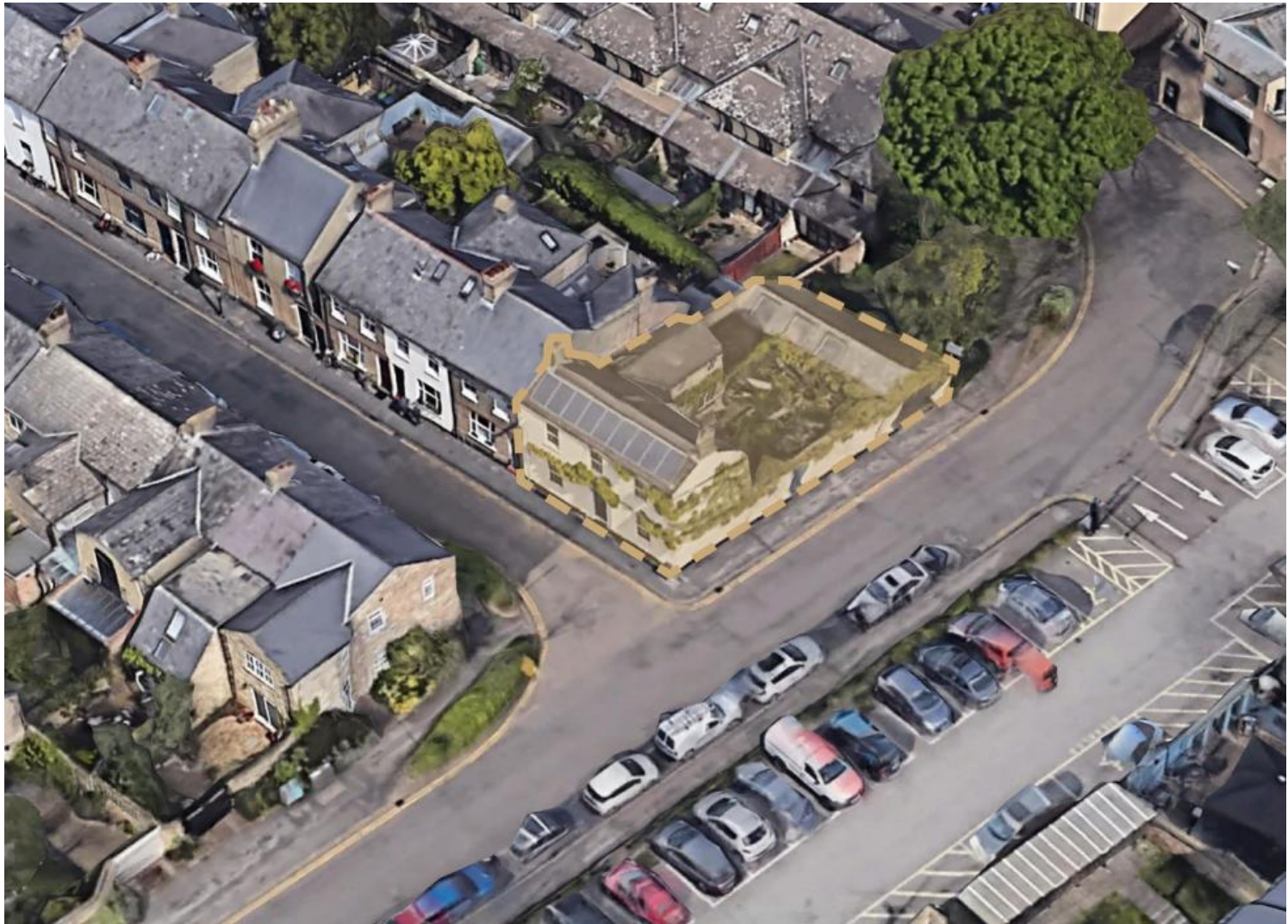


# *25/01440/FUL /22 Grafton Street*

## Site Location Plan



# Photo

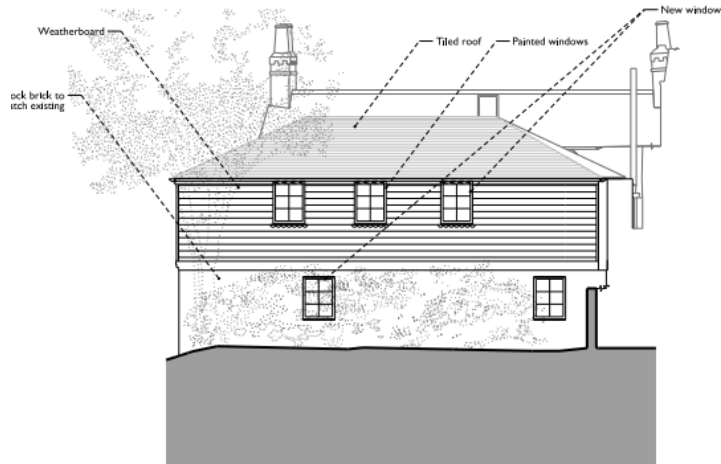




# Proposed Elevations



**14** PROPOSED SOUTHWEST ELEVATION  
1:75 @ A1 125-A-17-01



**13** PROPOSED NORTHEAST ELEVATION  
1:75 @ A1 125-A-17-01

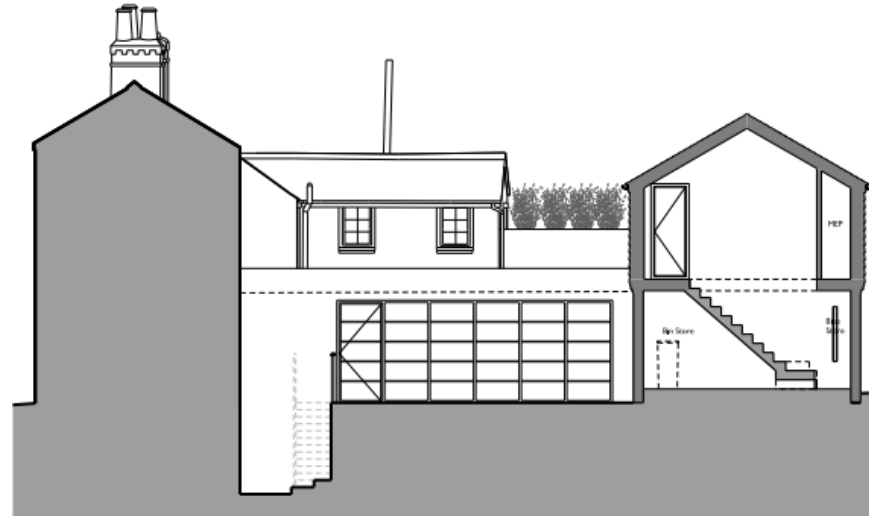


**15** PROPOSED SOUTHEAST ELEVATION  
1:75 @ A1 125-A-17-01

# Proposed Internal Elevations



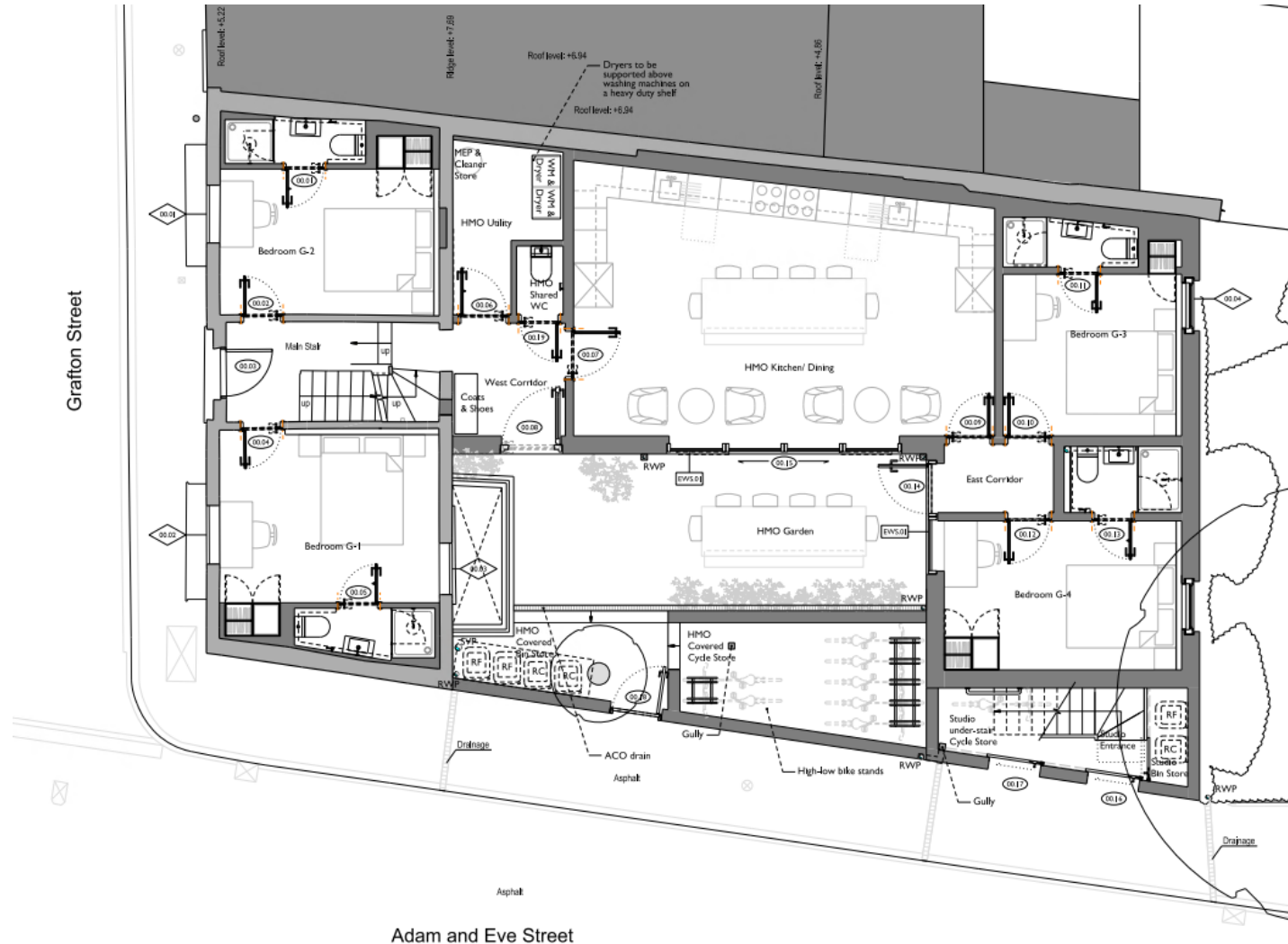
**4 PROPOSED INTERNAL NORTHEAST ELEVATION**  
1:75 @ A1 125-A-17-01



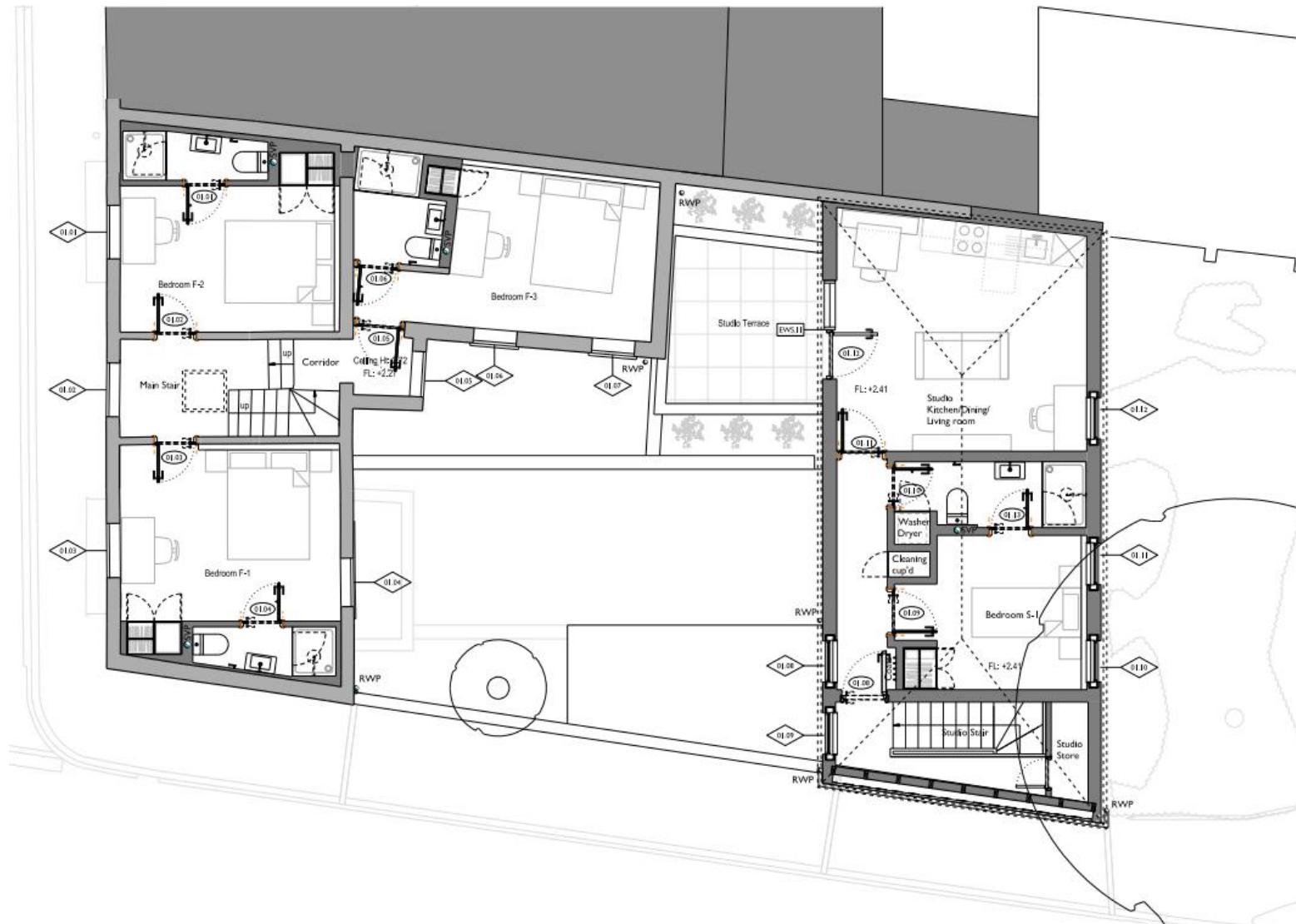
**5 PROPOSED INTERNAL SOUTHEAST ELEVATION**  
1:75 @ A1 125-A-17-01



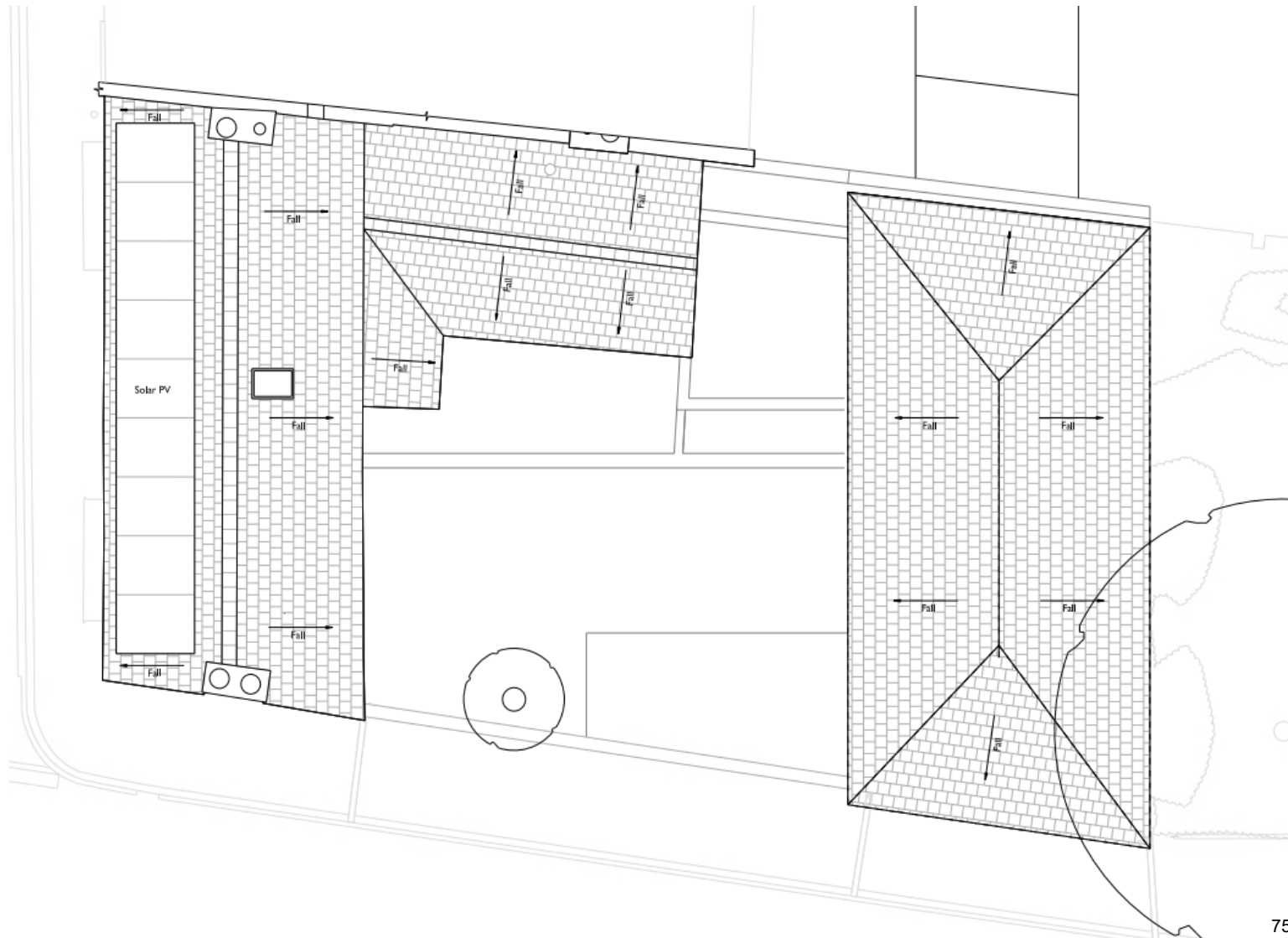
# Proposed Ground Floor Plan



# Proposed First Floor Plan



# Proposed Roof Plan



# Planning Balance

## Approval

Key material considerations

- The proposal contributes to the supply of residential accommodation within the City.
- The proposal improves the existing cycle parking arrangement at the property.



## Refusal

Key material considerations

Officer Recommendation: Approve