



25/02803/LBC – 4-6 Short Street, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Market Ward

Proposal: External and internal repairs

Applicant: Cambridge City Council

Presenting officer: Helen Newman

Reason presented to committee: Land within the ownership of the council

Member site visit date: N/A

Key issues: Heritage, Design, layout, scale and landscaping

Recommendation: Approve subject to conditions

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1. Executive summary

- 1.1 The application seeks Listed Building Consent for external and internal repairs to Nos. 4-6 Short Street, Cambridge.
- 1.2 The application contains a detailed list of repairs to all dwellings. No4 is a Grade II Listed Building with Nos.5 and 6 being recorded as Buildings of Local Interest within the Kite Conservation Area.
- 1.3 The application is supported by the Conservation Officer subject to conditions.
- 1.4 During determination, the applicant submitted information to address the Conservation Officer's queries regarding the front façade of 4 Short Street. Equally, we have since received confirmation from the Conservation Officer that the paint stripping method is acceptable.
- 1.5 Officers recommend that the Planning Committee approve the application subject to the conditions outlined in the report.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	No objection	6.1
Third Party Representations	None received	6.7
Member Representations	None received	6.8
Local Interest Groups and Organisations / Petition	None received	6.8

2. Site description and context

- 2.1 The application is related to the terraced dwellings of 4–6 Short Street. Nos. 1–4 are Grade II Listed, while Nos. 5 and 6 are Buildings of Local Interest. The buildings are of two storeys with basements. They are

constructed in gault brick with slate roofs and originally formed part of a terrace built as servants' accommodation and a public house. The properties retain traditional features including sash windows, original door frames, and architectural detailing on the front elevation.

- 2.2 The site is located predominantly within residential dwellings with Maids Causeway and Midsummer Common to the North. To the immediate south of the application site is an alleyway between No6 and 7 whereby access is available to the rear gardens and shared courtyard.

3. The proposal

- 3.1 The application seeks Listed Building Consent for external and internal repairs in order to ensure the dwellings continue to be suitable and compliant as social housing, while preserving the historic character and significance of all dwellings.
- 3.2 The works proposed include an extensive list of internal and external repairs which include internal damp and plaster repairs including tanking of basement room, asbestos investigation and subsequent removal if deemed relevant, repointing and lintel repairs, roofing slate replacement, roof strut strengthening, window joinery repairs, drainage improvements, ventilation upgrades including external vents and the cleaning and paint removal to the front elevation of No4. All of the changes are detailed in their application.

4. Relevant site history

Reference	Description	Outcome
C/94/0478	Continued use of premises as residential institution (class 2)	Approved subject to conditions.

Table 2 Relevant site history

- 4.1 4-6 Short Street still retain social housing status.

5. Policy

5.1 National policy

National Planning Policy Framework 2024
National Planning Practice Guidance
National Design Guide 2024
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan (2018)

Policy 10: The City Centre

Policy 55: Responding to context

Policy 56: Creating successful places

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

Policy 63: Works to a heritage asset to address climate change

5.3 Supplementary Planning Documents (SPD)

Sustainable Design and Construction SPD – Adopted January 2020

Listed Buildings SPD – Adopted 2009

5.4 Other guidance

Buildings of Local Interest (2005)

Cambridgeshire Design Guide For Streets and Public Realm (2007)

5.5 Area Guidelines

Kite Area Conservation Area Appraisal (2014)

6. Consultations

Publicity

Neighbour letters – N

Site Notice – Y

Press Notice – Y

Conservation Officer- No Objection

- 6.1 Subsequent information was received in relation to the paint removal methods which are now considered acceptable in Conservation terms. No objection to the application.

7. Third party representations

- 7.1 None received.

8. Member Representations

- 8.1 None received.

9. Assessment

- 9.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Heritage assets, design, layout, scale and landscaping
 - Recommendation
 - Planning conditions

10. Heritage assets. design, layout, scale and landscaping

- 10.1 The application falls with the Kite Conservation Area. The application relates to 4 Short Street which is Grade II Listed and 5 and 6 Short Street which are recorded as Buildings of Local Interest.
- 10.2 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. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.3 Paragraph 212 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.
- 10.4 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. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 10.5 Policies 55, 56, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

- 10.6 The proposed works are predominantly repair and restoration in nature with the intention of improving the living conditions of the residents. They are considered to be modest in scale. The application includes a comprehensive Heritage Statement which demonstrates to the Council a clear understanding of the site's historic significance.
- 10.7 The application has been subject to full consultation with the Conservation Team who have confirmed that the proposals would maintain the existing architectural character of the dwellings and not harm the Listed Building. It is considered that compatible and suitable materials and methods are outlined to be used in the works.
- 10.8 The Conservation Officer had requested that the method of paint removal on the principal elevation of No4 be conditioned as the information on this had not initially been provided within the application. During the determination process, the applicant has since submitted the methods proposed and the Conservation Officer has confirmed to Officers that it is acceptable.
- 10.9 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 59 and the NPPF.
- 10.10 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of listed buildings. The proposal would not 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 60 and 61.

11. Recommendation

- 11.1 **Approve** subject to the planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

12. Planning conditions

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.