

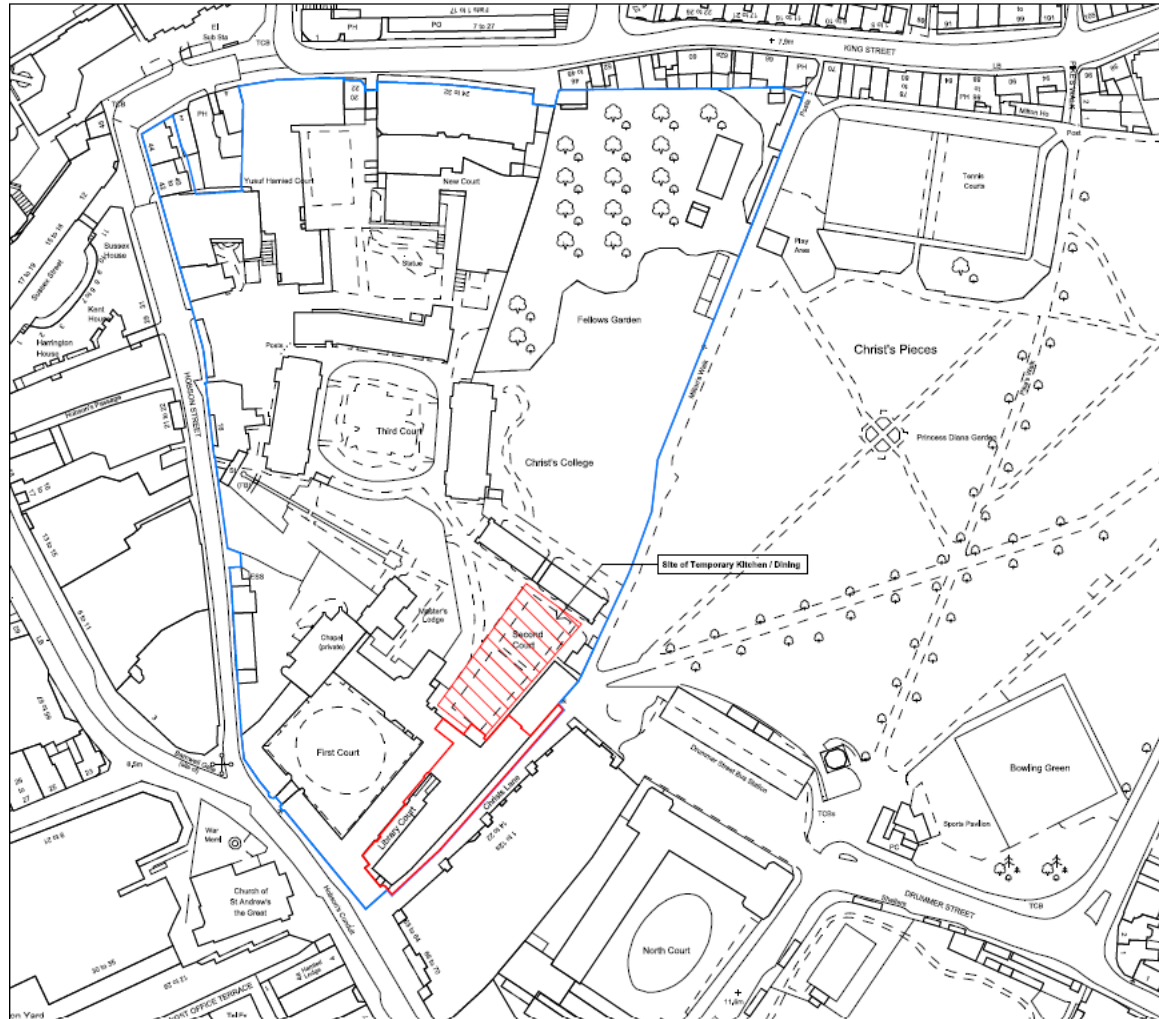
Planning Committee

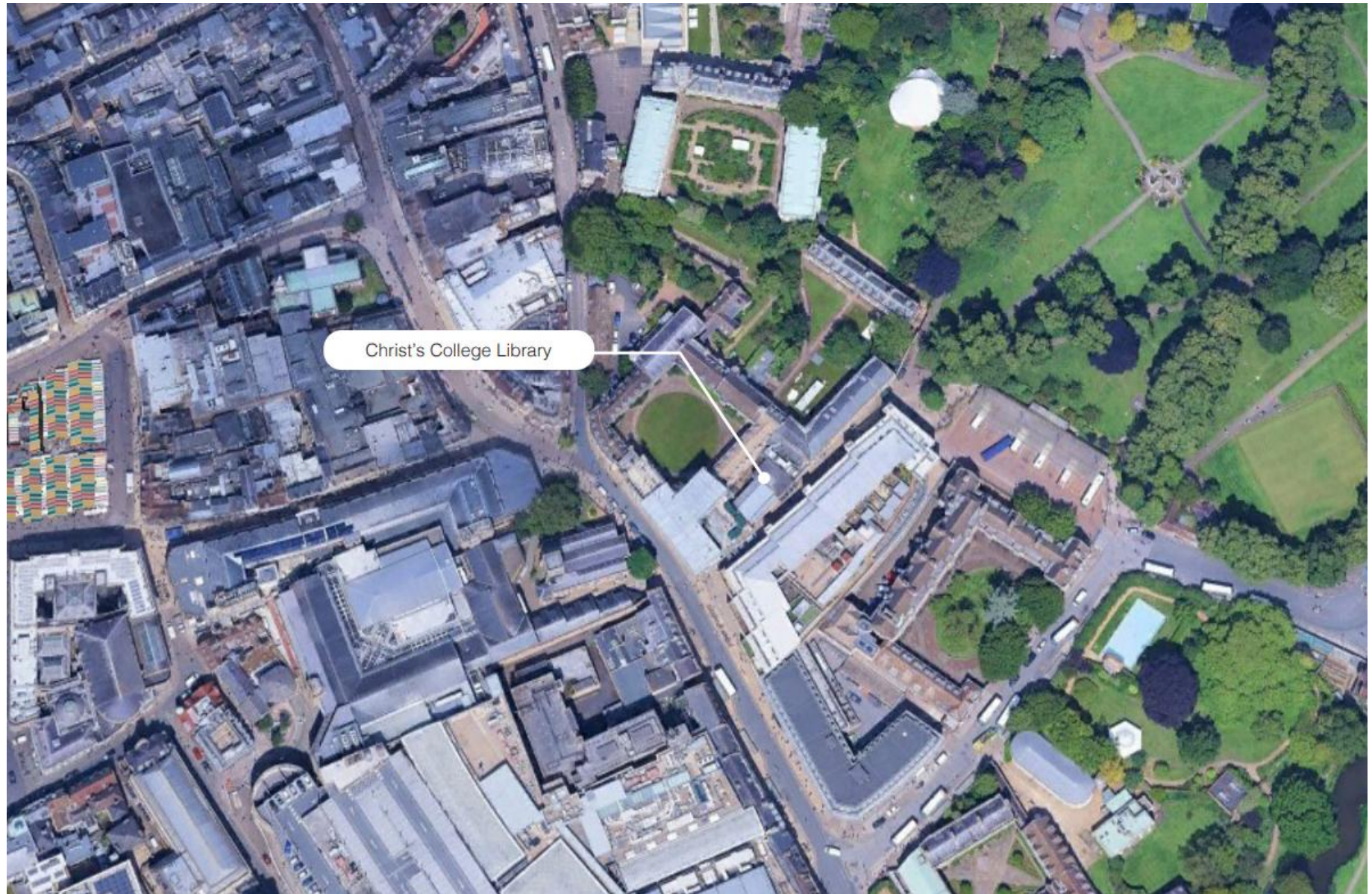


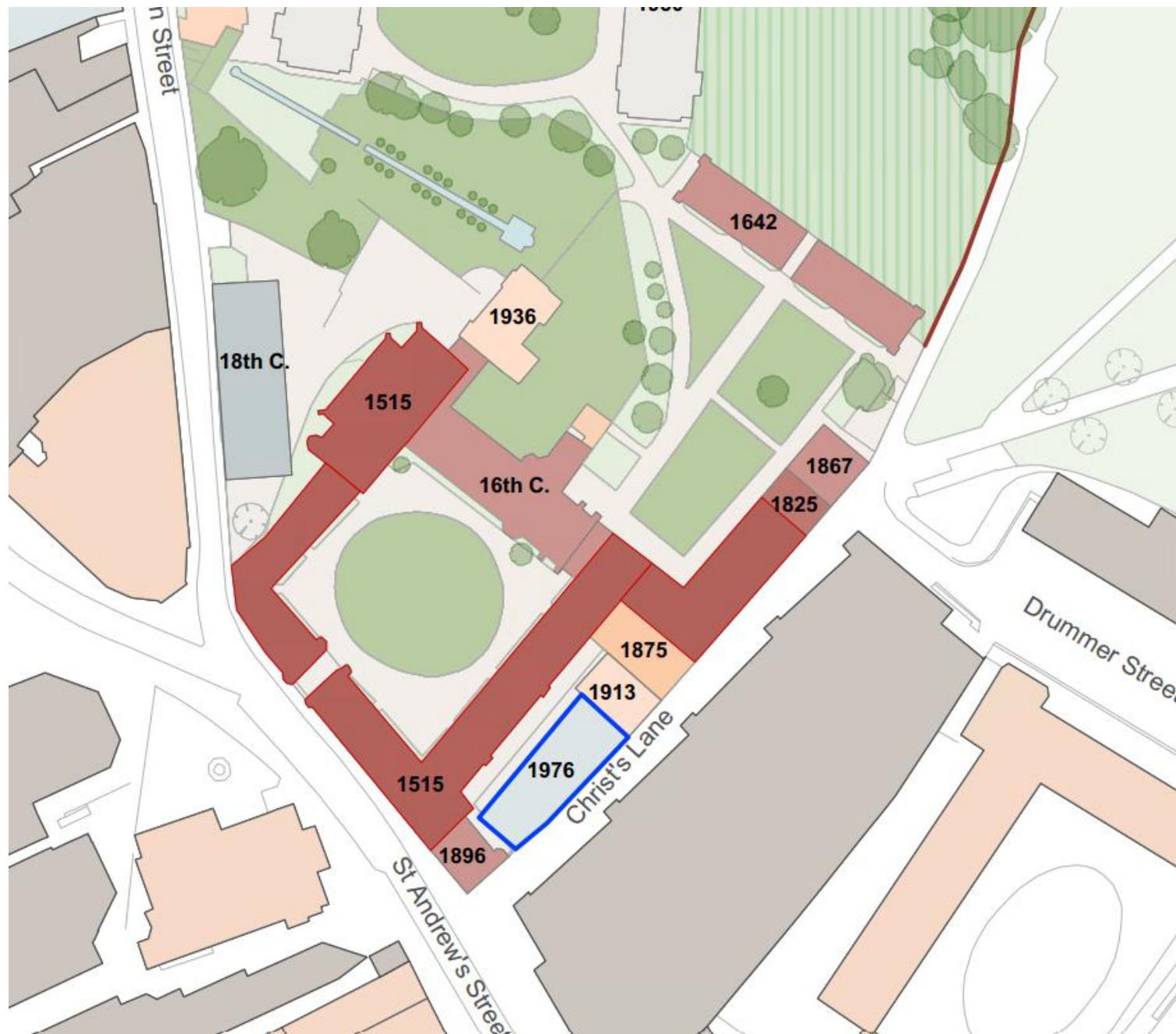
GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

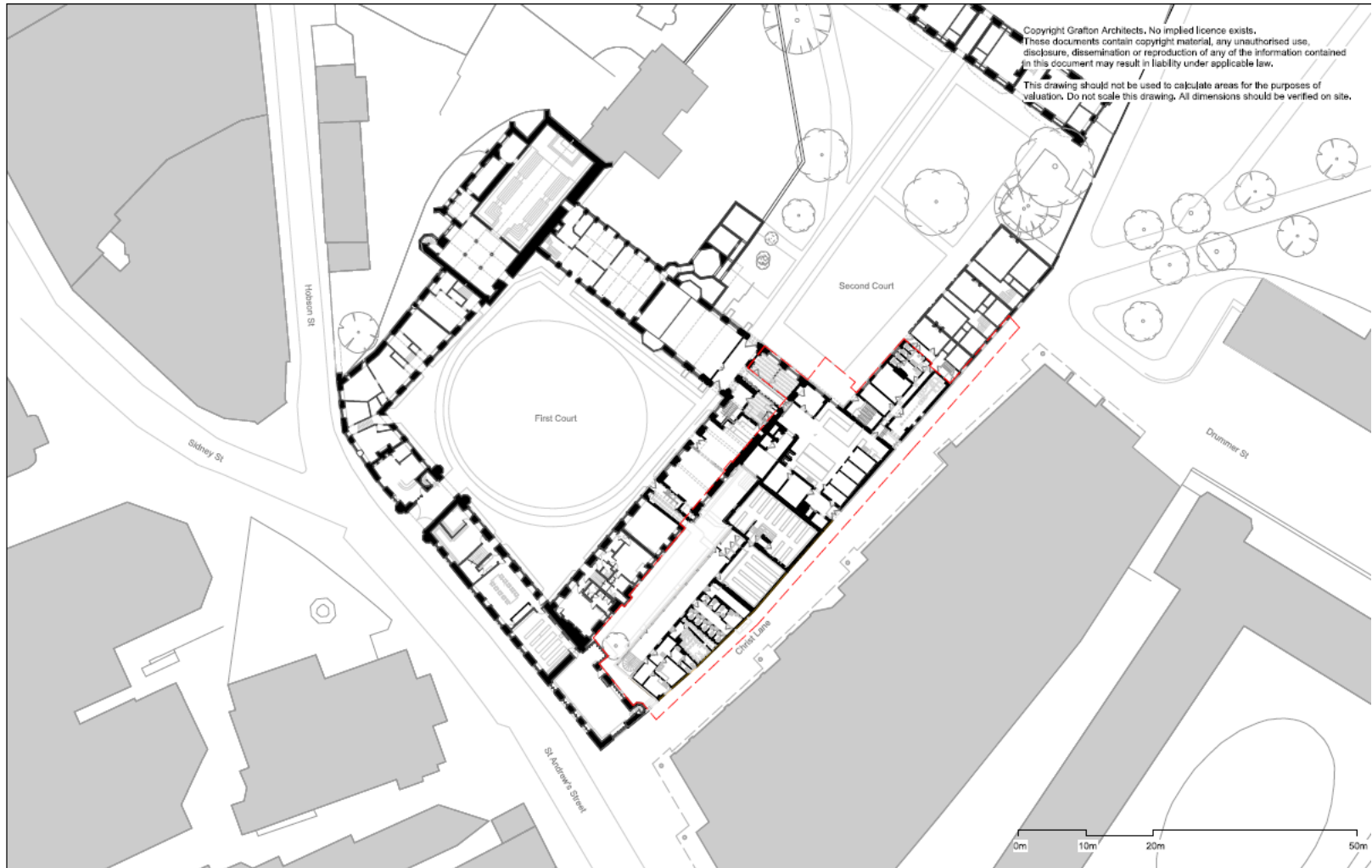
25/02161/FUL & 25/02162/LBC – Christ's College, St Andrews Street Site Location Plan



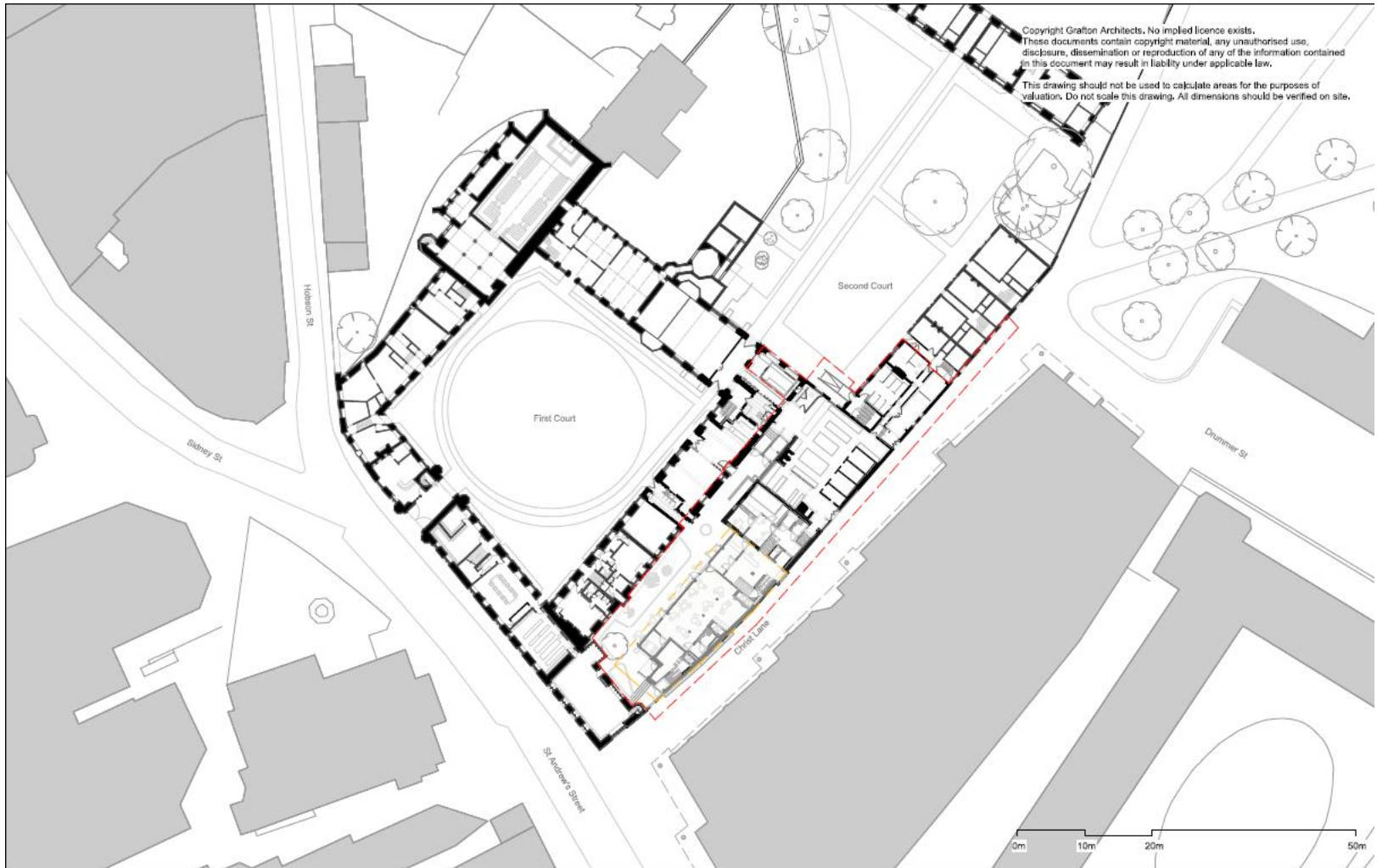




Existing Site Plan



Proposed Site Plan



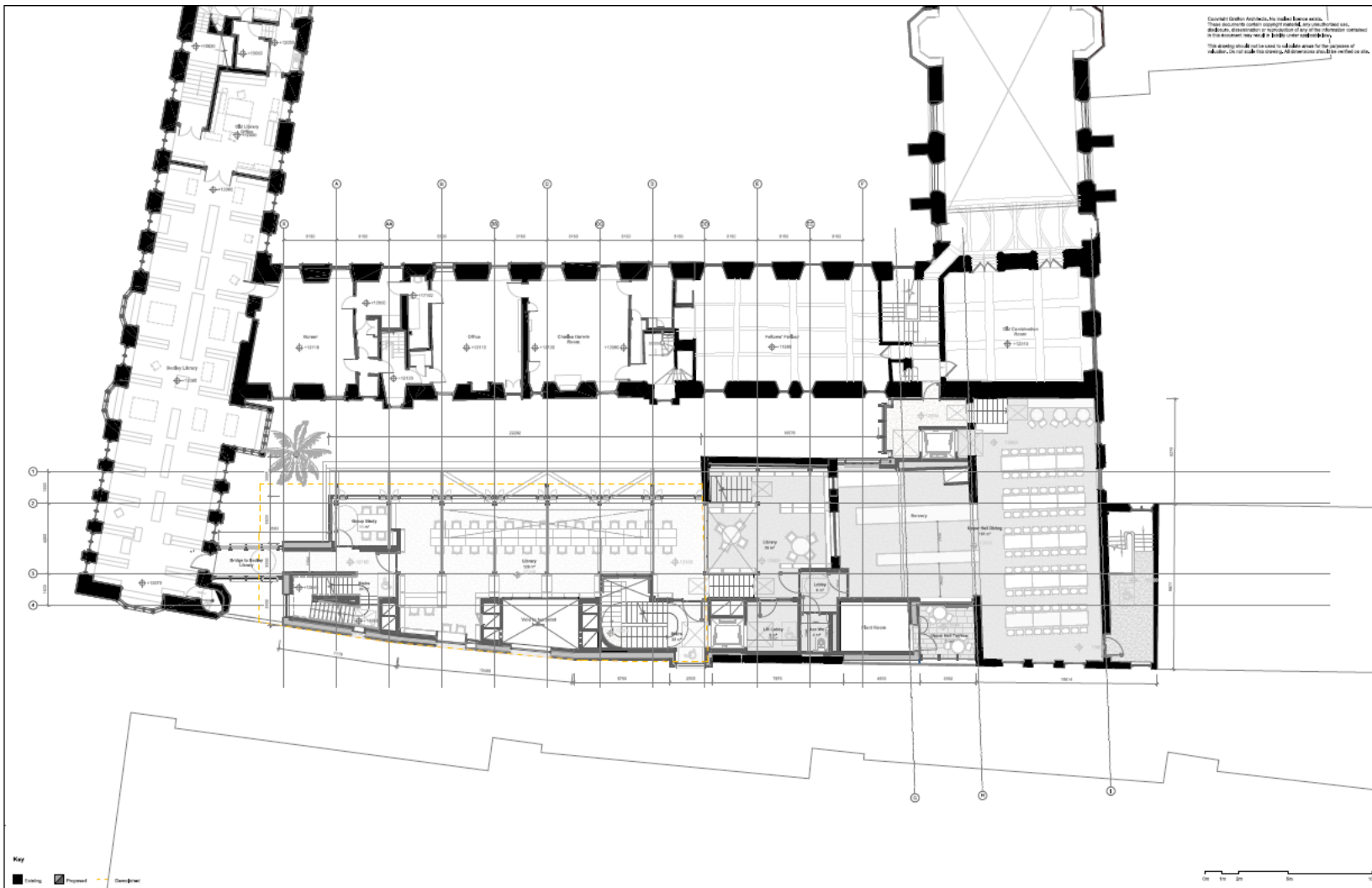
Proposed Basement Plan



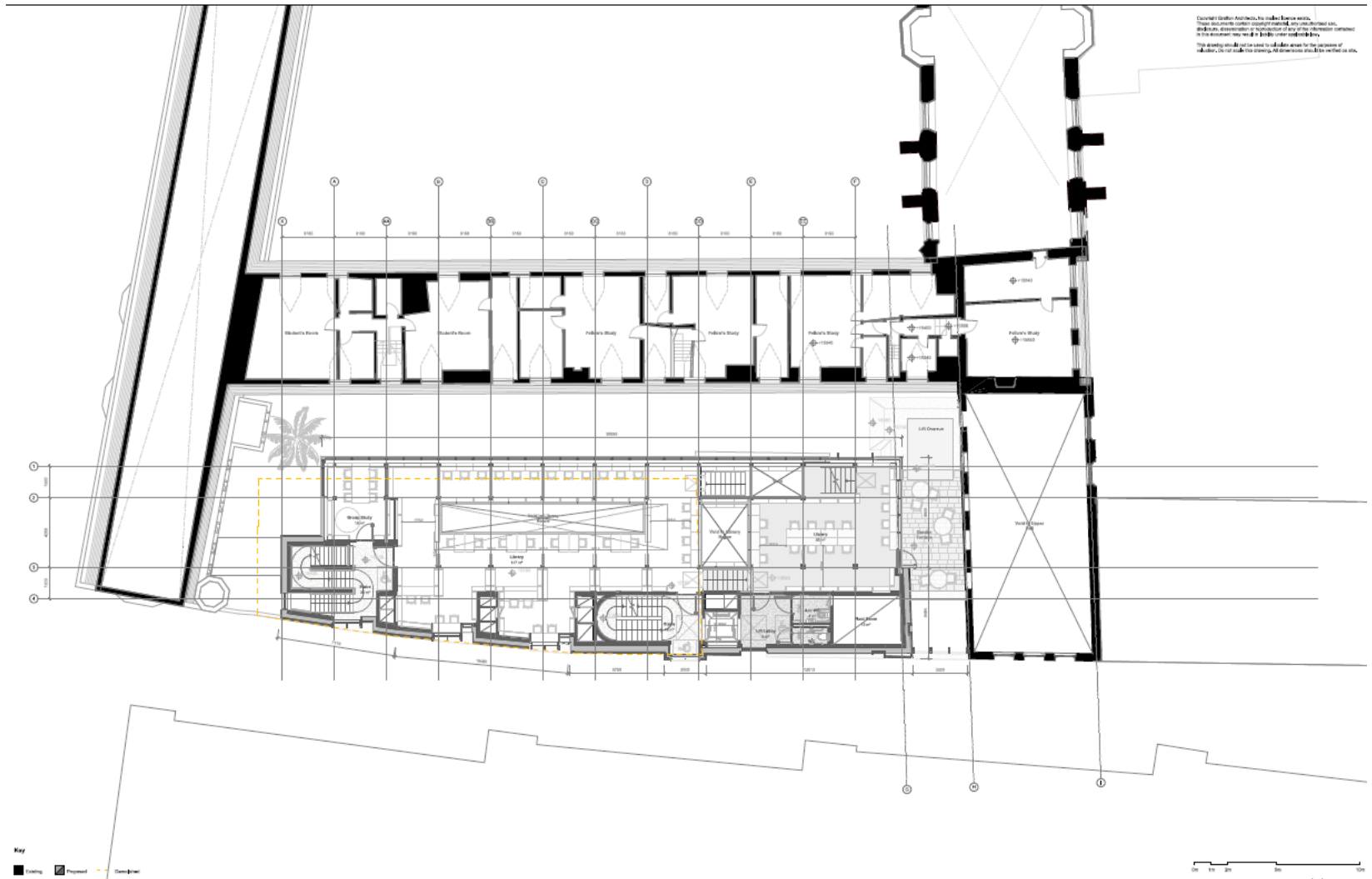
Proposed Ground Floor Plan



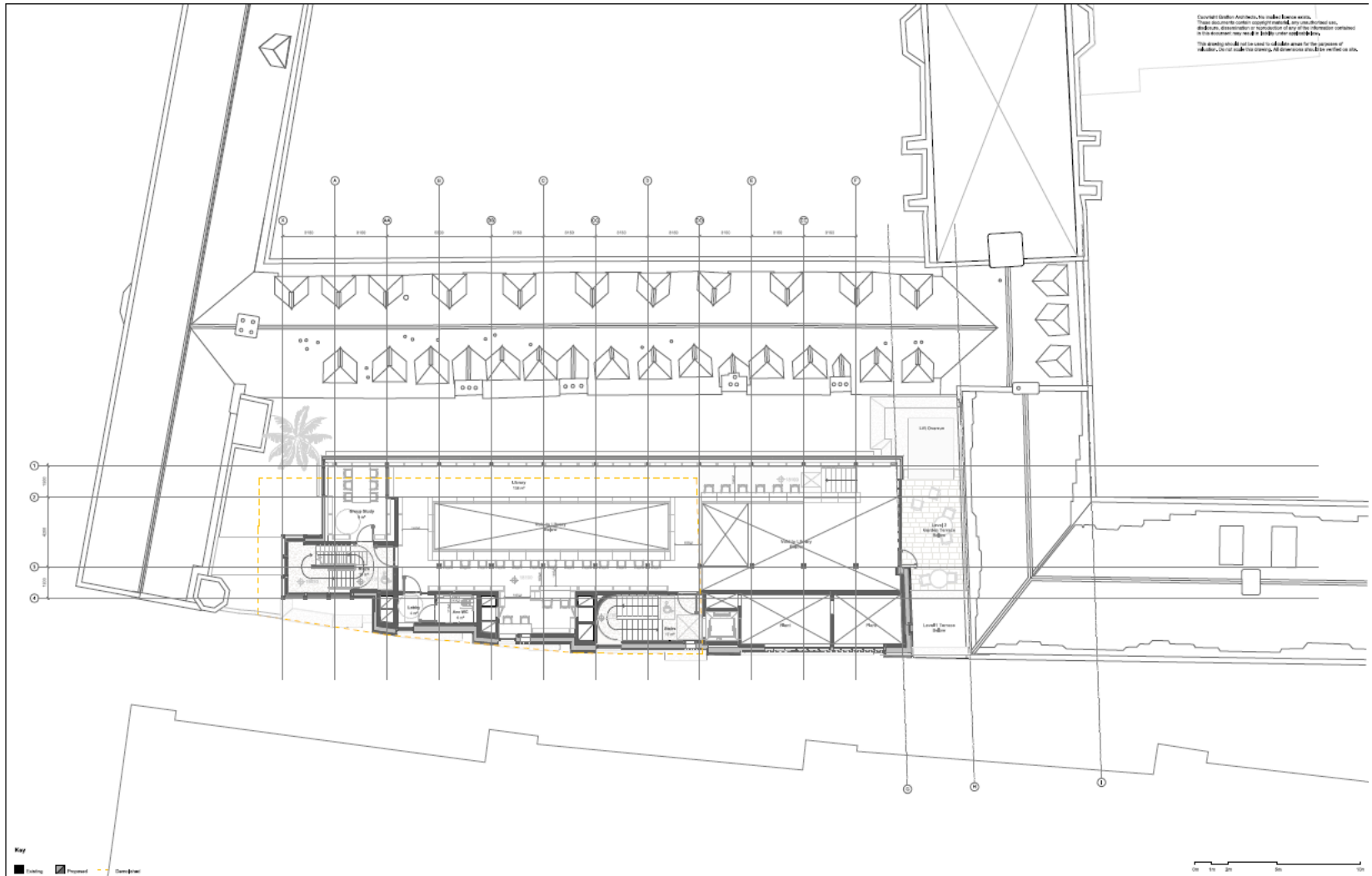
Proposed First Floor Plan



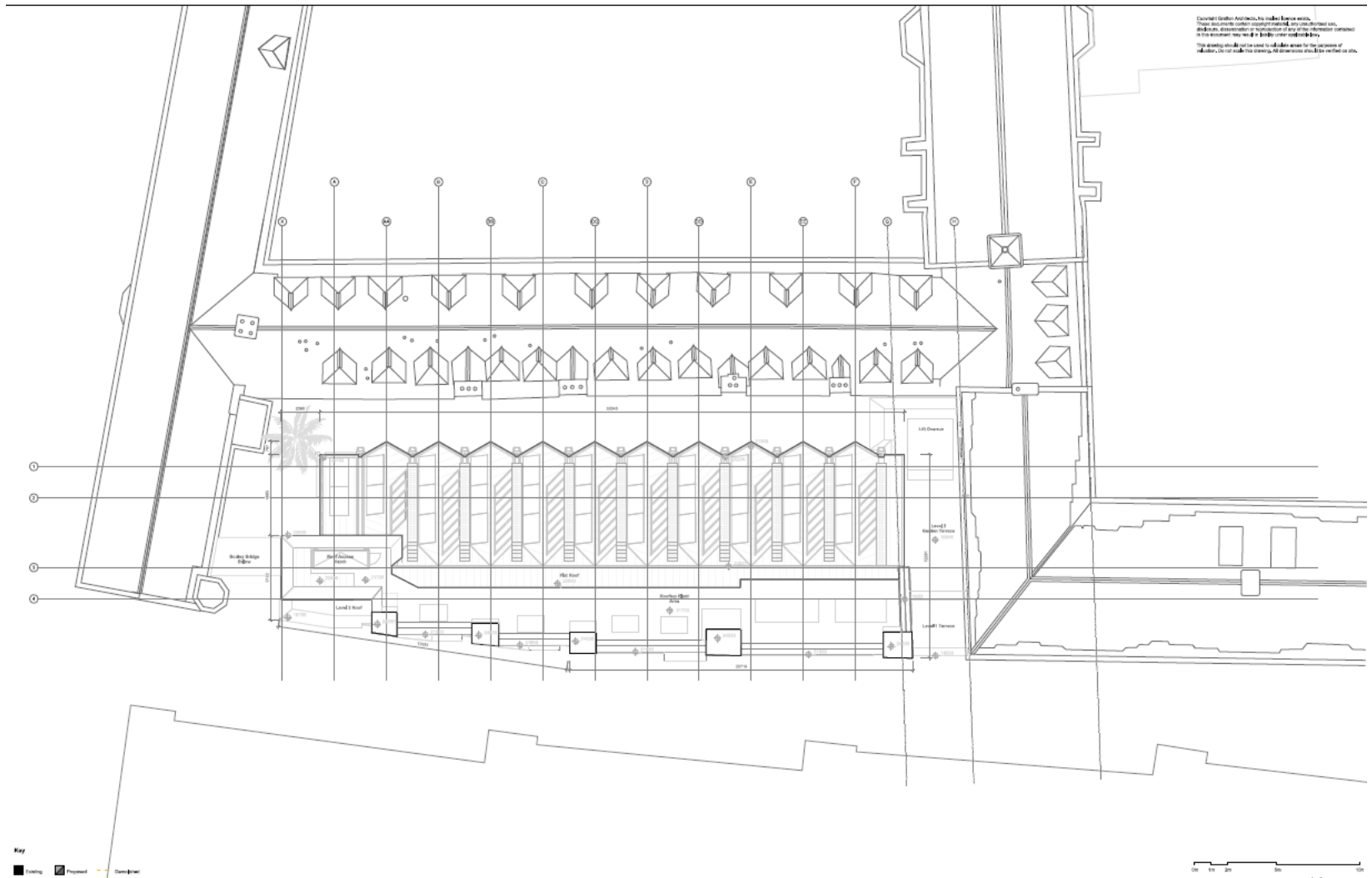
Proposed Second Floor Plan



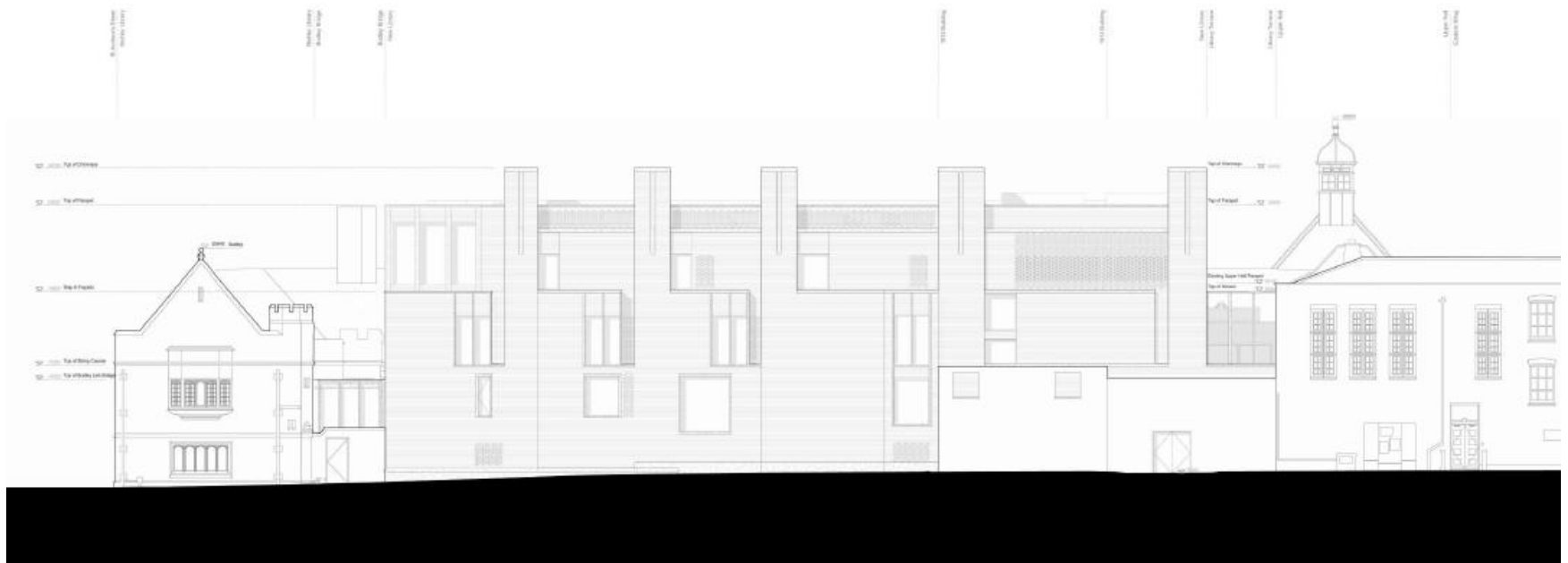
Proposed Third Floor Plan



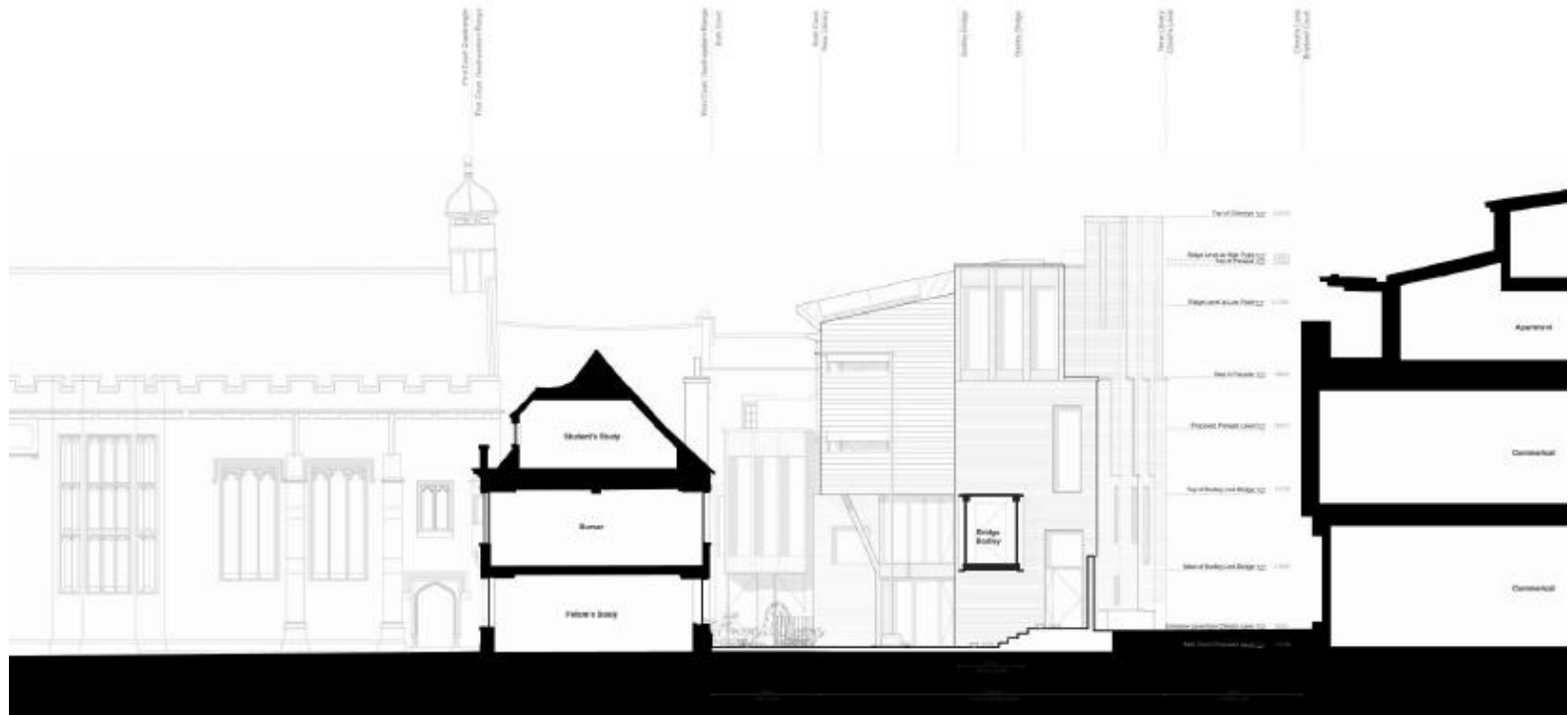
Proposed Roof Plan



Proposed Christ's Lane Elevation



Proposed Southwest Elevation

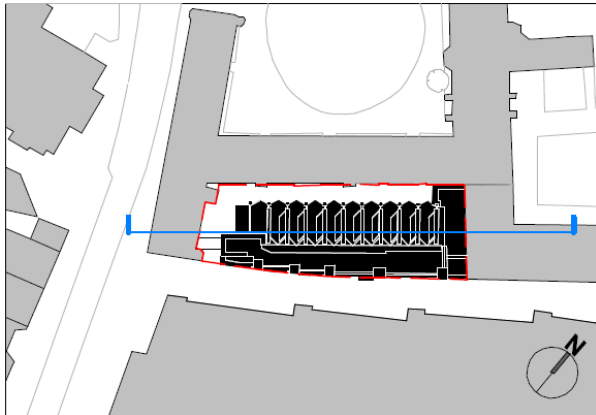
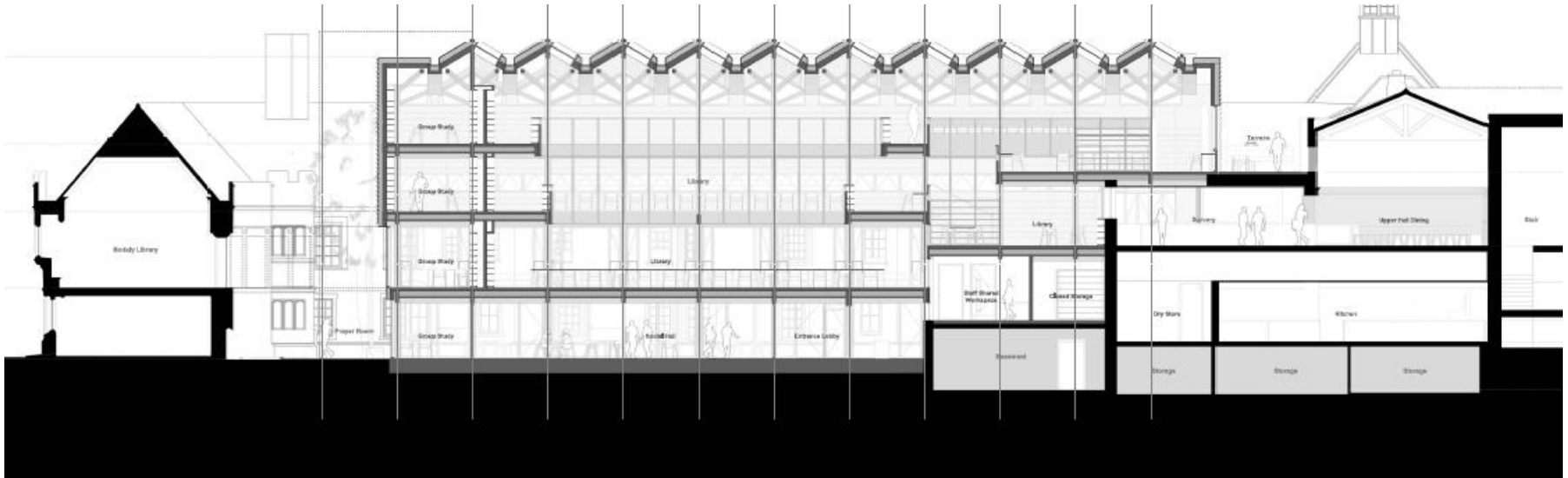


Proposed Bath Court Elevation

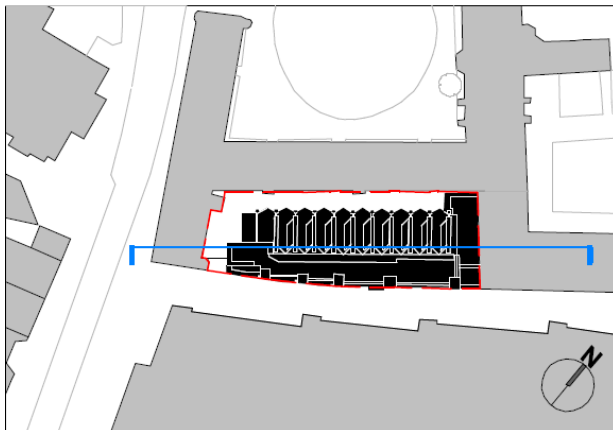
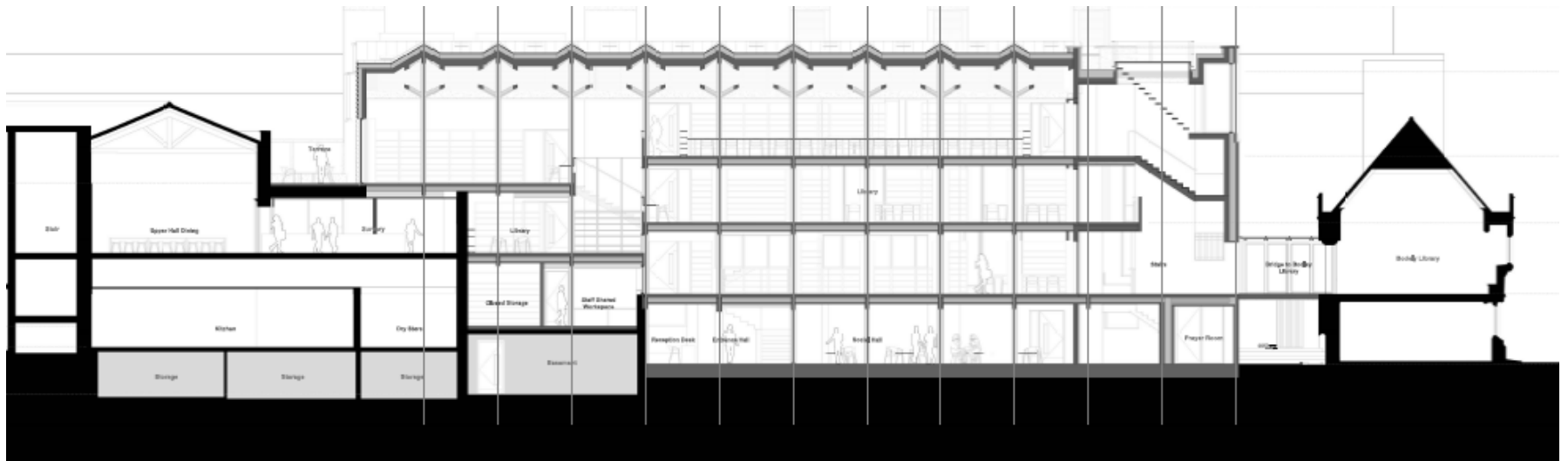


Proposed Northeast Elevation

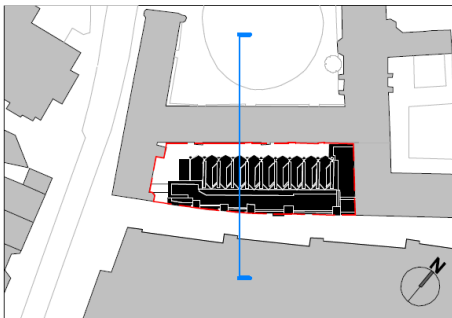
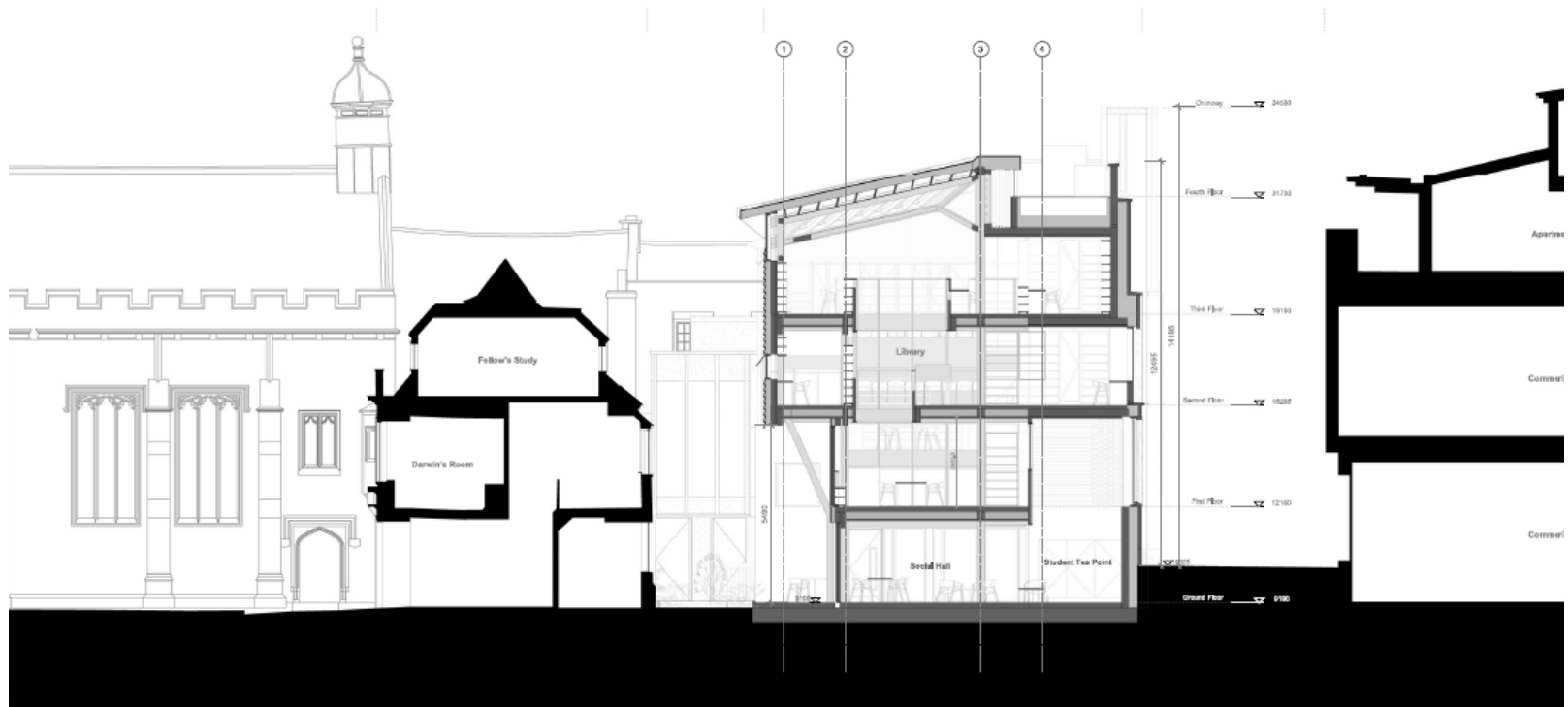
Long Section A-A



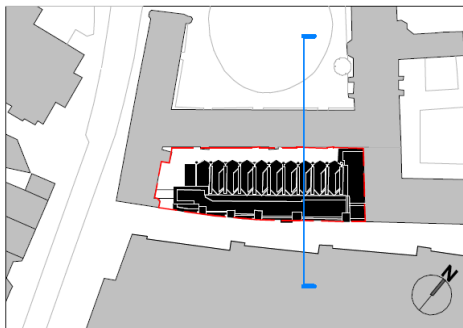
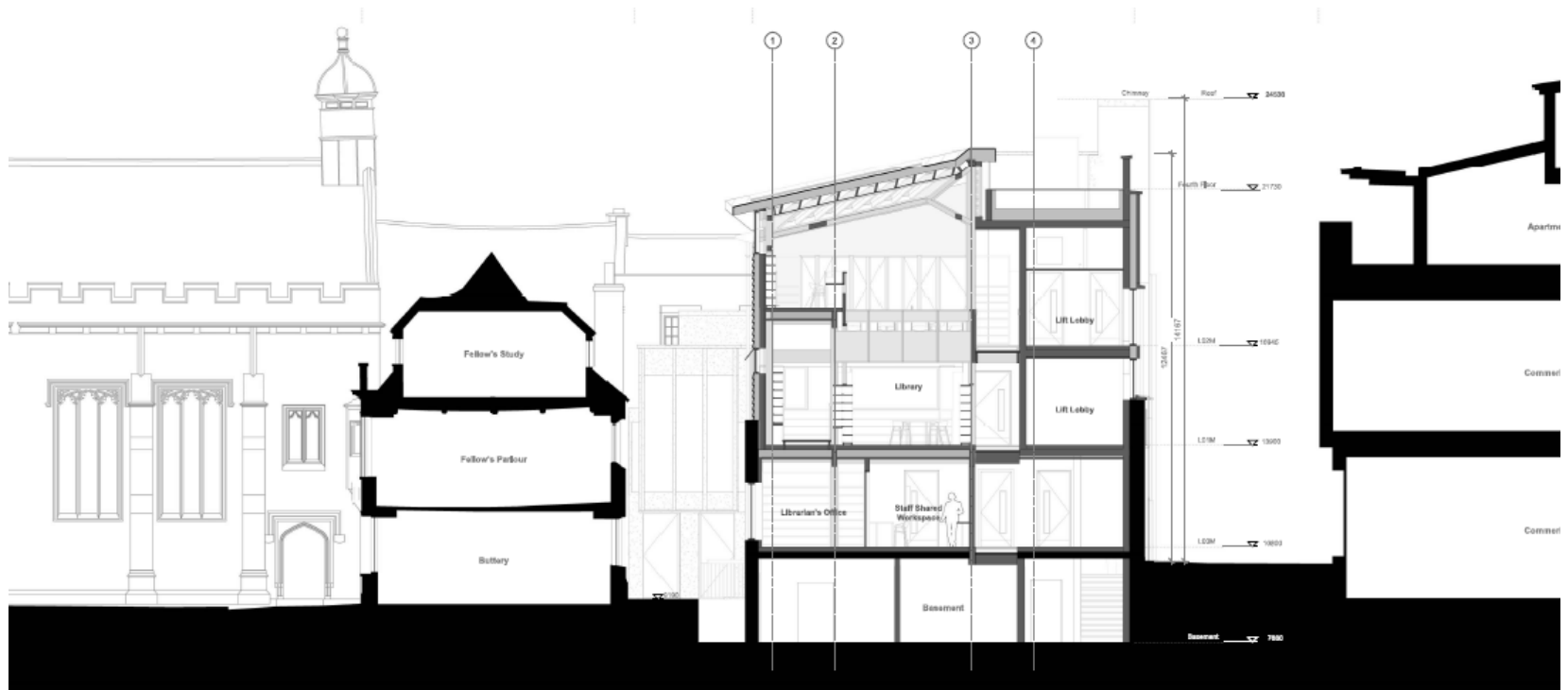
Long Section B-B



Short Section C-C



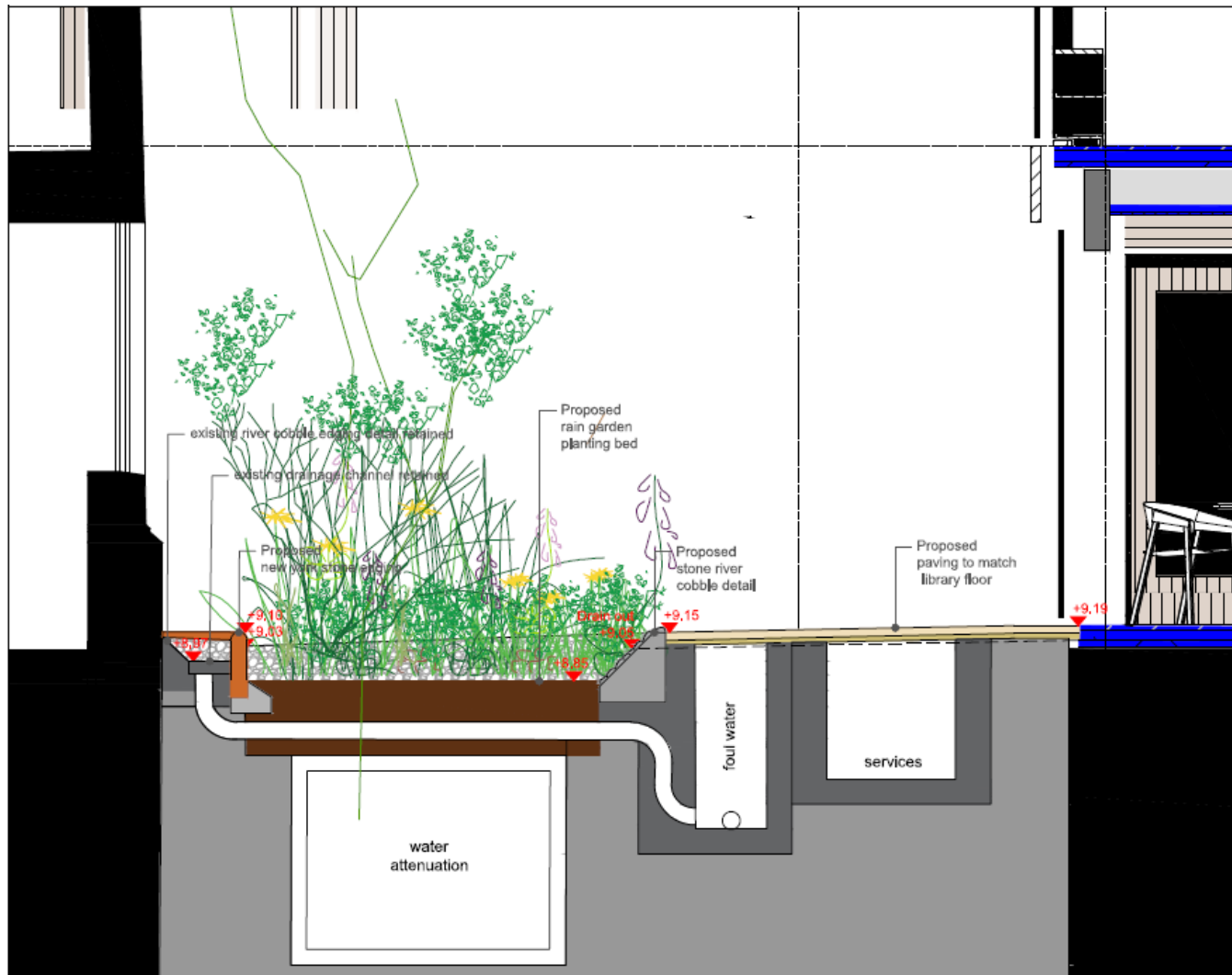
Short Section D-D



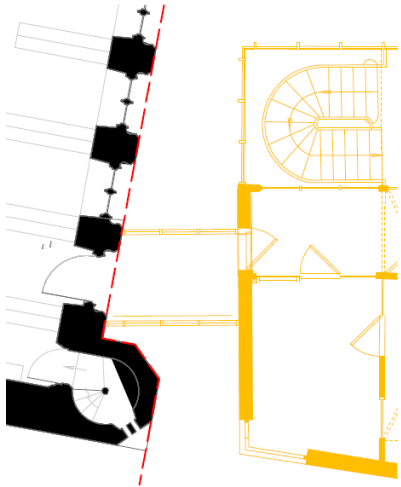
Proposed Landscape Plan



Bath Court Section



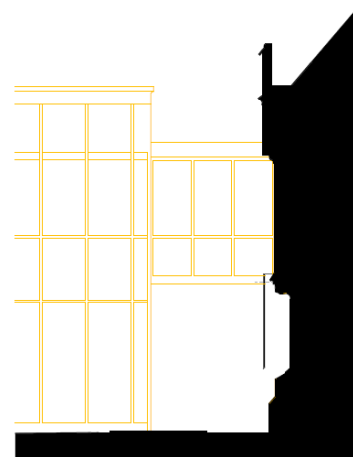
Bodley Bridge Plans



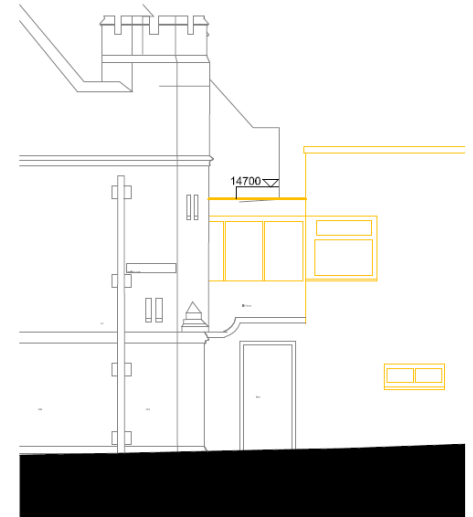
Bodley Bridge - Level 01 Existing Plan
1:100 A3



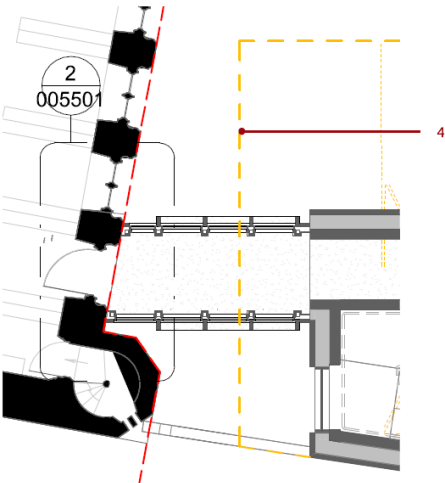
Bodley Bridge - Cross Section Existing
1:100 A3



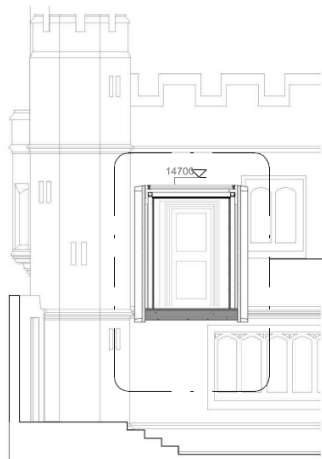
Bodley Bridge - Bath Court Existing Elevation
1:100 A3



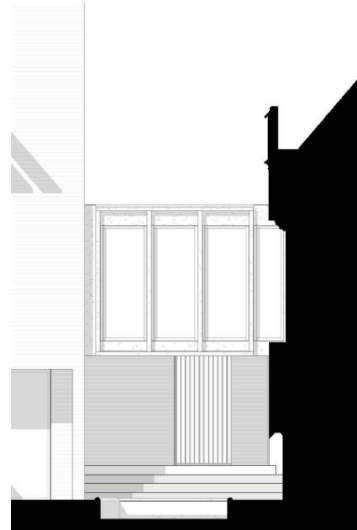
Bodley Bridge - Christs Lane Existing Elevation
1:100 A3



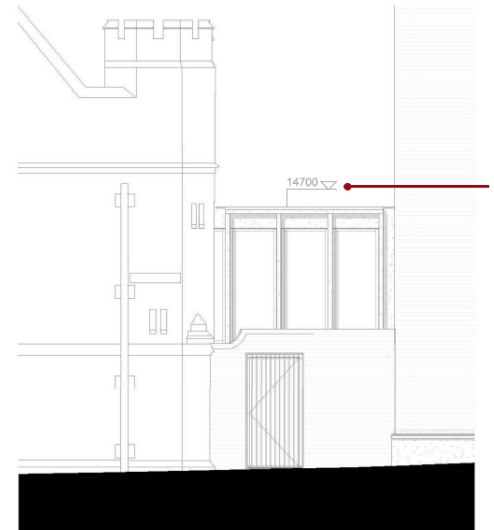
Bodley Bridge - Level 01 Proposed Plan
1:100 A3



Bodley Bridge - Cross Section Proposed
1:100 A3



Bodley Bridge - Bath Court Proposed Elevation
1:100 A3

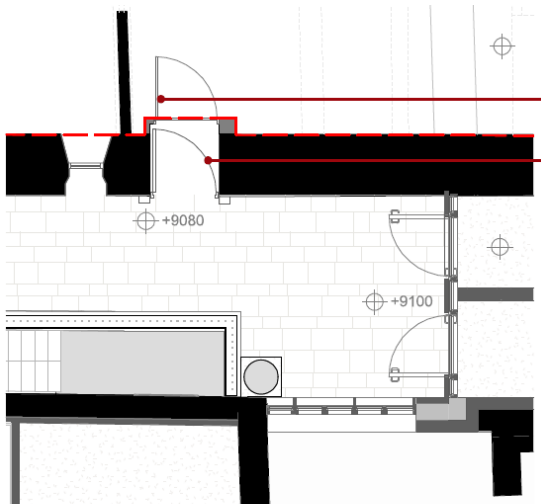


Bodley Bridge - Christs Lane Proposed Elevation
1:100 A3

Entablature - New Doorway



Bath Court - Ground Floor Existing Plan
1:100 A3



Bath Court - Ground Floor Proposed Plan
1:100 A3

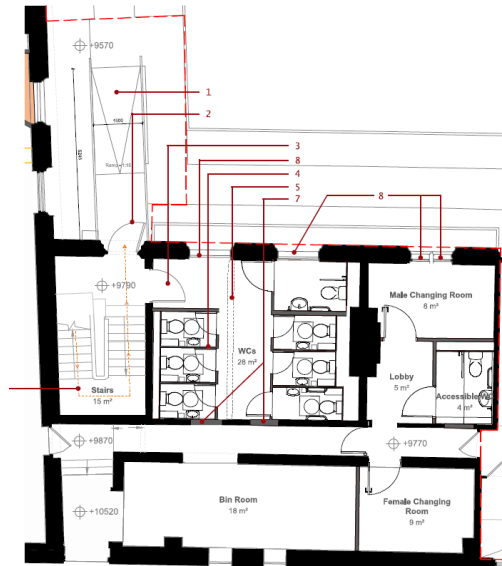


Bath Court - Entablature Proposed New Door Leaf

Second Court GF Alterations



Second Court - Ground Floor Plan - Existing
1:100 A3



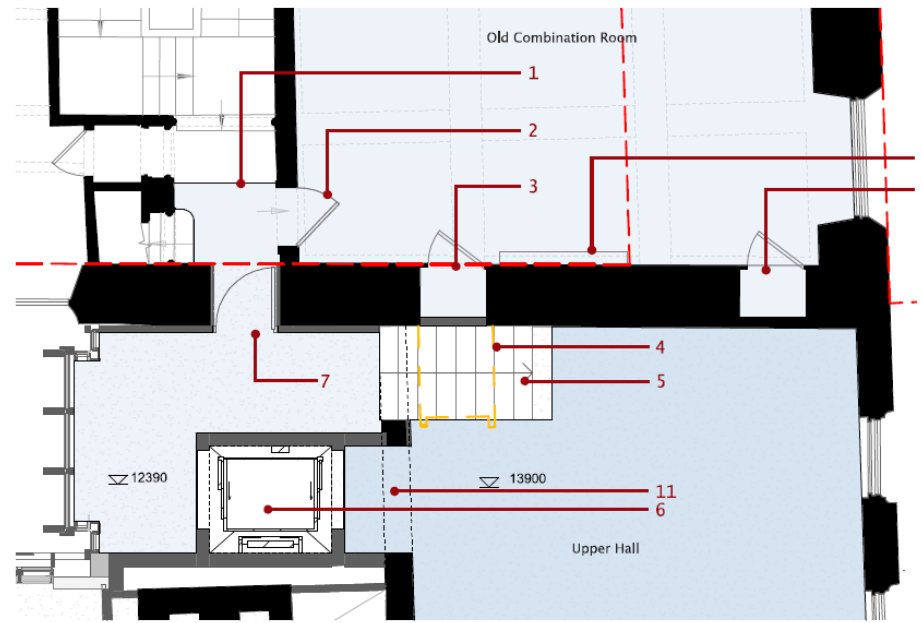
Second Court - Ground Floor Plan - Proposed
1:100 A3



Old Combination Room Plans



Upper Hall / Old Combination Room Connection - Level 01 Existing Plan
1:100 A3

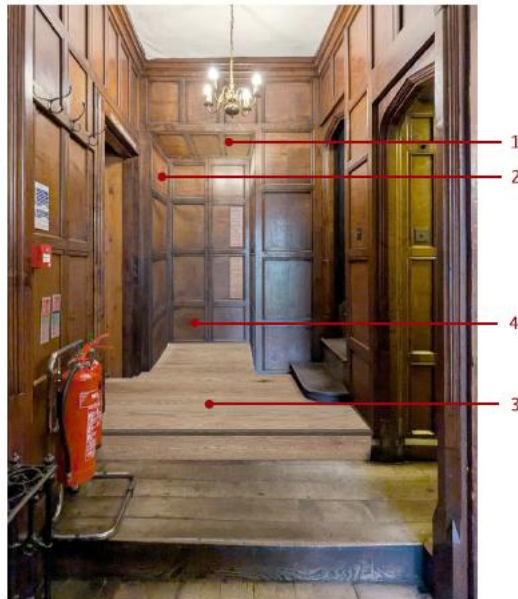


Upper Hall / Old Combination Room Connection - Level 01 Proposed Plan
1:100 A3

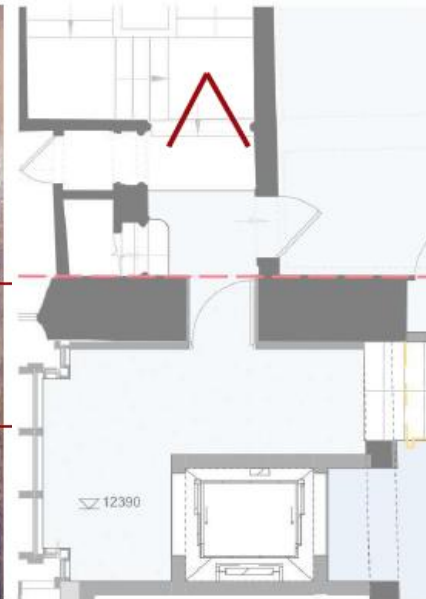
Old Combination Room Connection



Old Combination Stairwell Landing



Old Combination Stairwell - Proposed Level Connection To New Lift Lobby Landing



Keyplan - Old Combination Landing

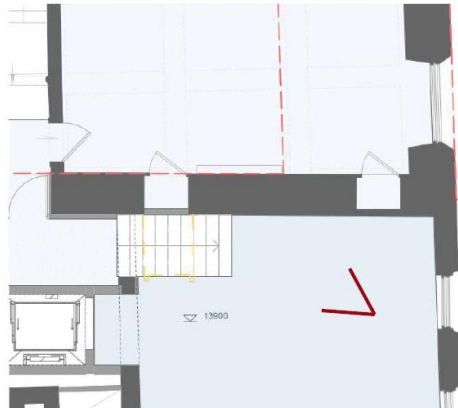
Old Combination – Upper Hall Connection



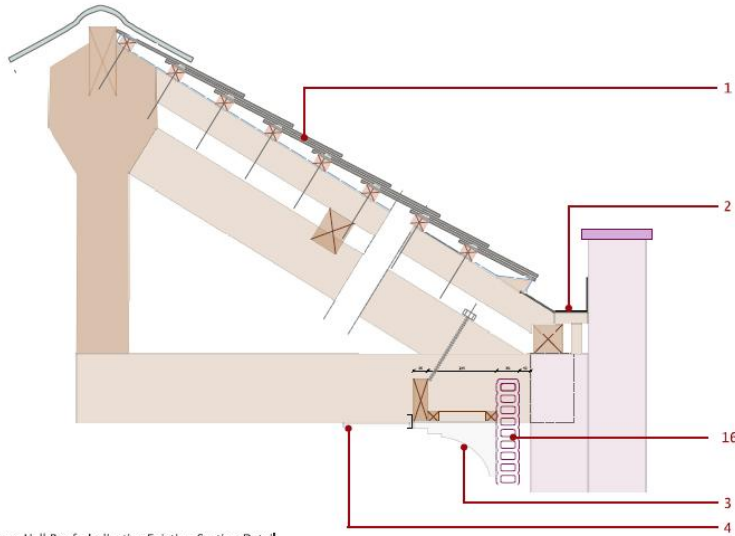
Upper Hall - Existing



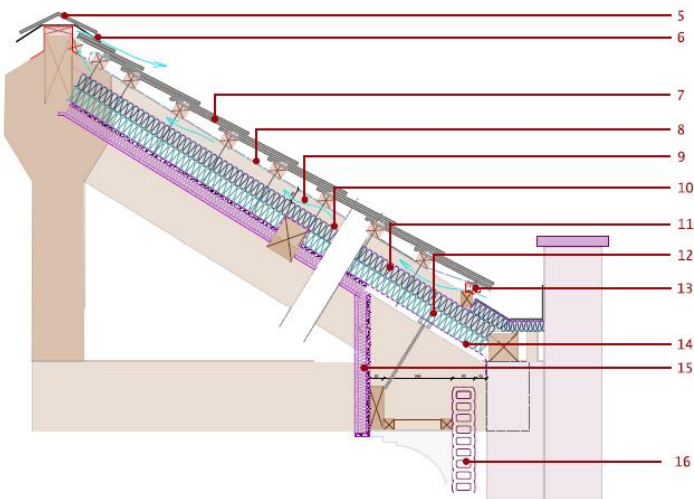
Upper Hall - Proposed New Connection To Old Combination Room



Upper Hall Roofing



Upper Hall Roof - Indicative Existing Section Detail



Upper Hall Roof - Indicative Proposed Section Detail



Upper Hall - Existing



Upper Hall - Proposed

Upper Hall Joinery



Upper Hall Existing Plan



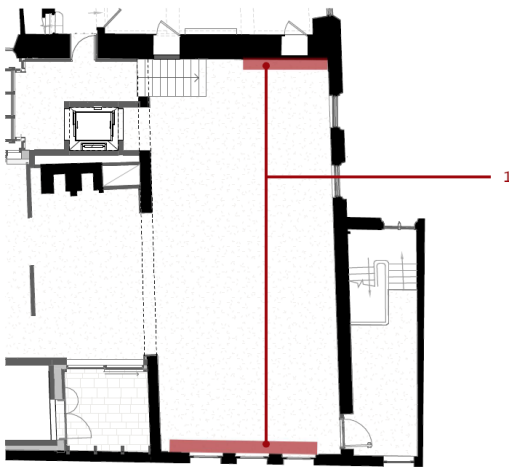
Upper Hall - Existing

1. Two new low level joinery elements proposed to conceal new fan convactor units.

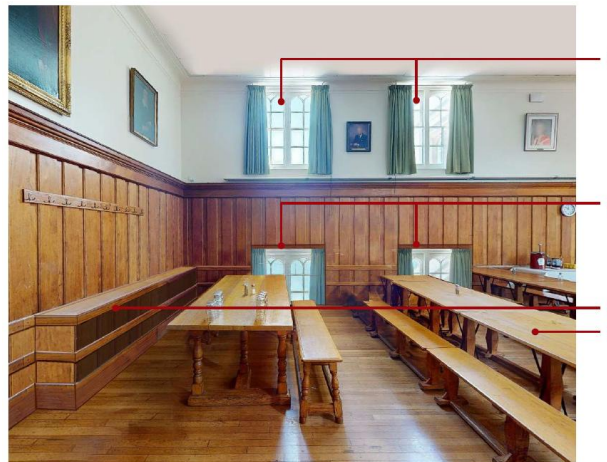
2. Existing concealed windows revealed and refurbished. New slimline aluminium framed (white) secondary glazing, with toughened safety glass, to be provided internally to existing windows to improve thermal performance. Existing Oak panelling to be suitably detailed.

3. Current seating layout to be replaced by proposed configuration as per general arrangement plan, together with general Upper Hall upgrade.

4. New slimline aluminium framed (white) secondary glazing, with toughened safety glass, to be provided internally to existing windows to improve thermal performance.

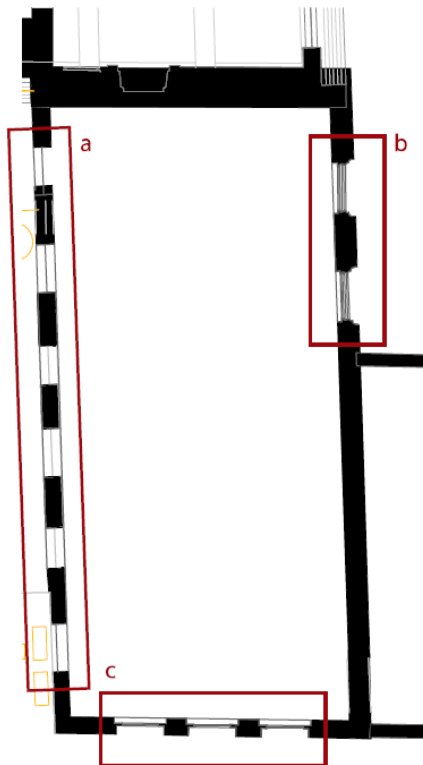


Upper Hall Proposed Joinery Plan



Upper Hall - Proposed Joinery

Upper Hall Windows



Upper Hall - Window Key Plan
1:200 A3



a

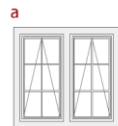


b



c

Proposed Window Replacement



a



c

Proposed Window Replacement - Opening Sections

1. Existing timber frames and mullions retained. Existing bronze frames fixed and opening lights removed. Existing worm drives and cranks removed.

New double glazed bronze framed windows inserted into existing timber framed windows and mullions. Glass type subject to sample.

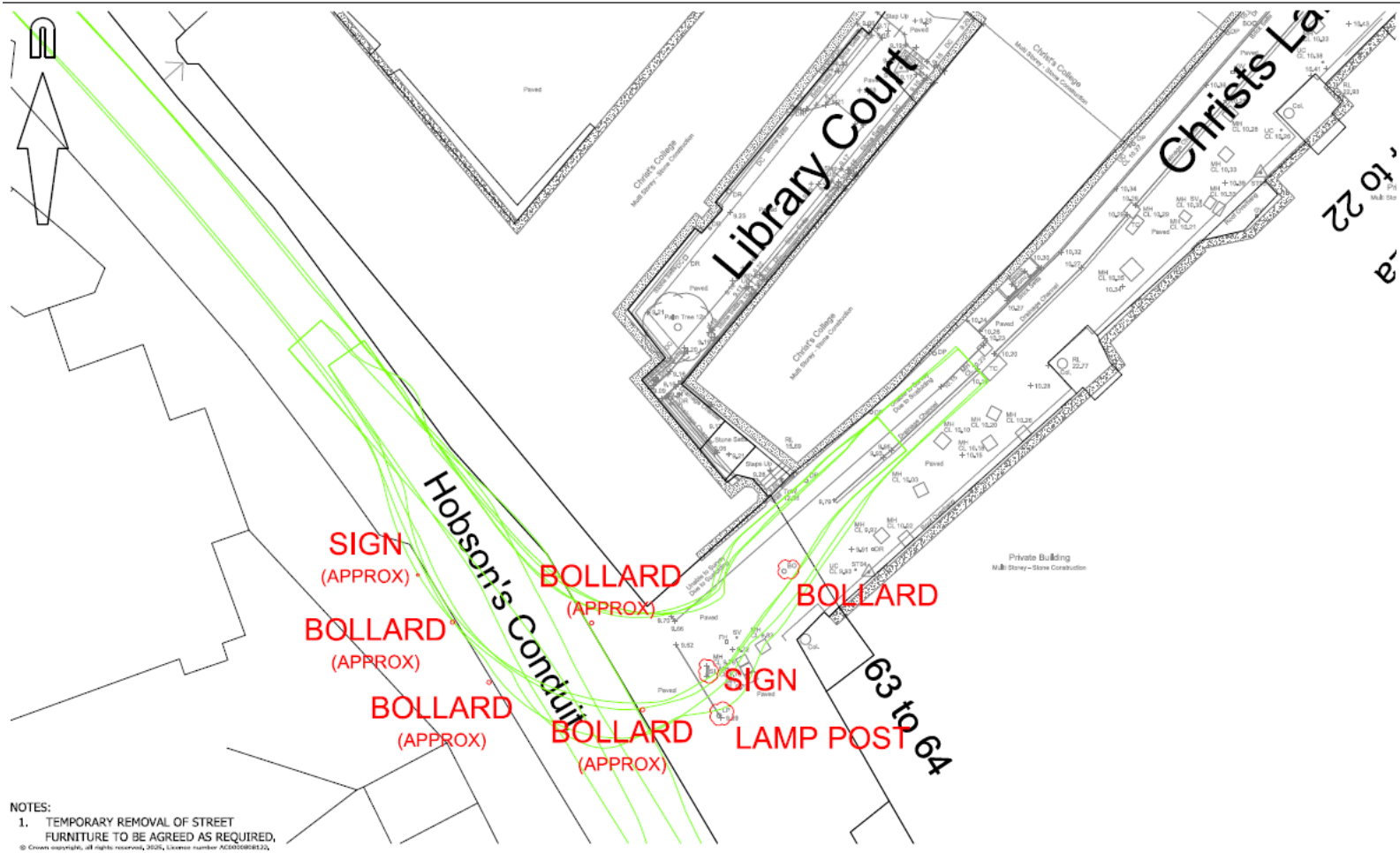
Opening sections to be provided with actuators powered by conduit in the same location as the existing mechanical worm drives.

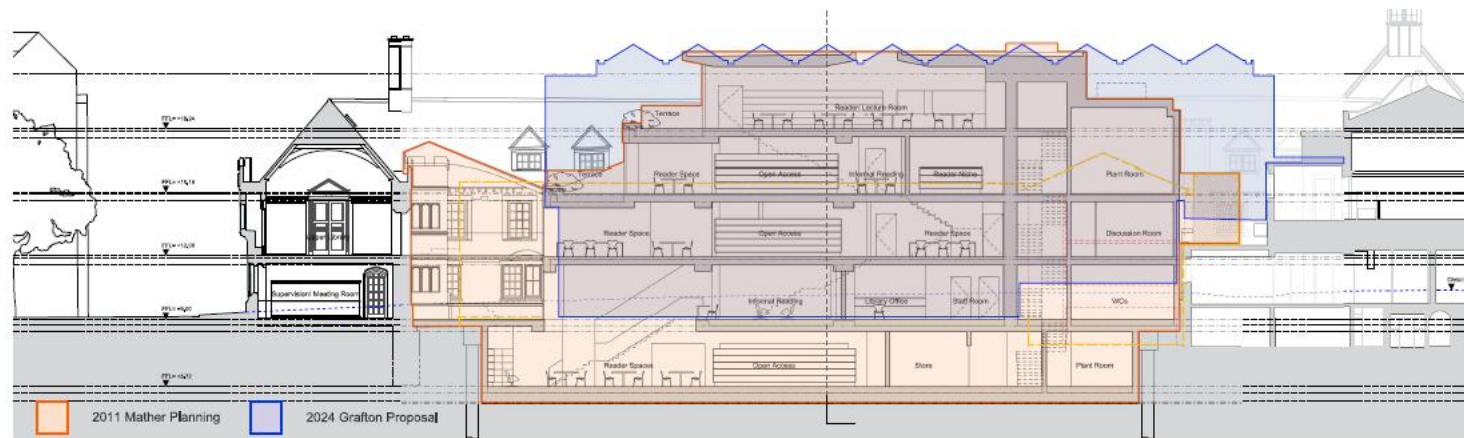
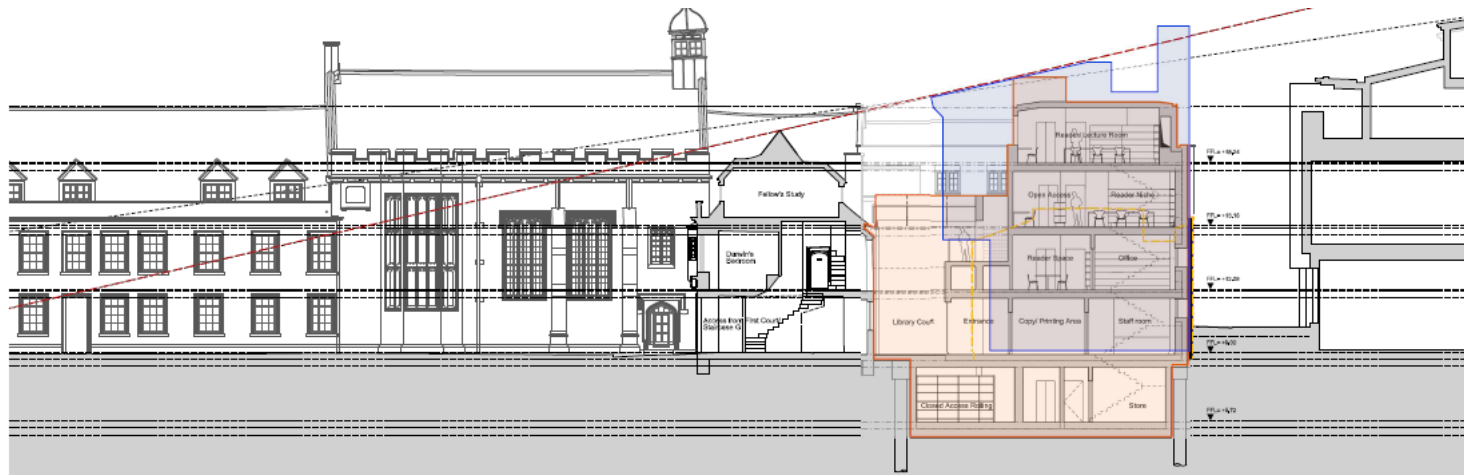
2. Existing windows retained, New slimline aluminium framed (white) secondary glazing to inside.

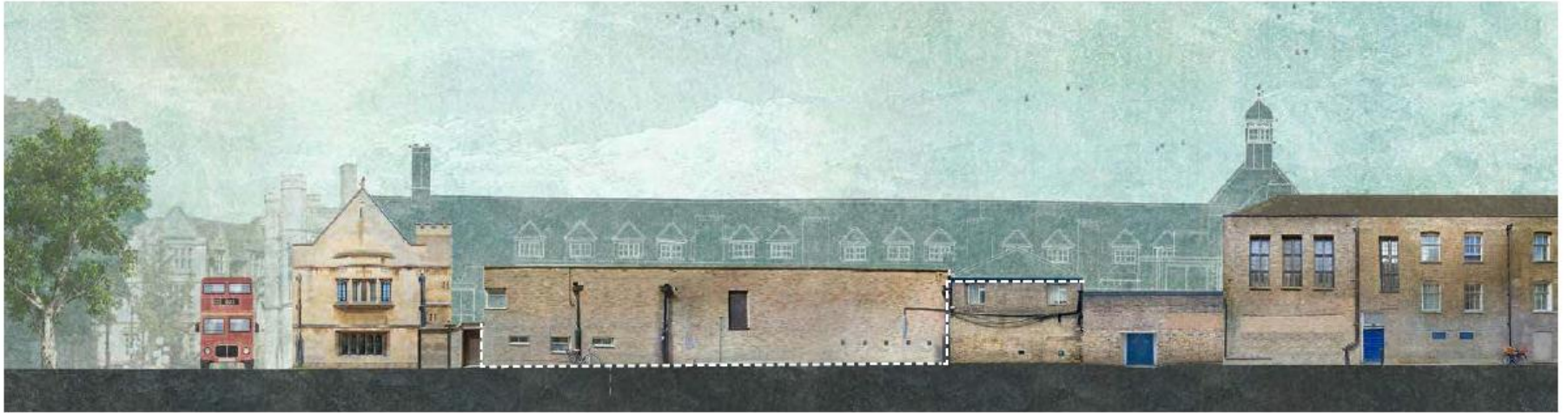
3. Existing windows to be reopened. Existing Panelling to be suitable detailed to create new openings.

4. Current seating layout to be replaced by proposed configuration as per general arrangement plan, together with general Upper Hall upgrade.

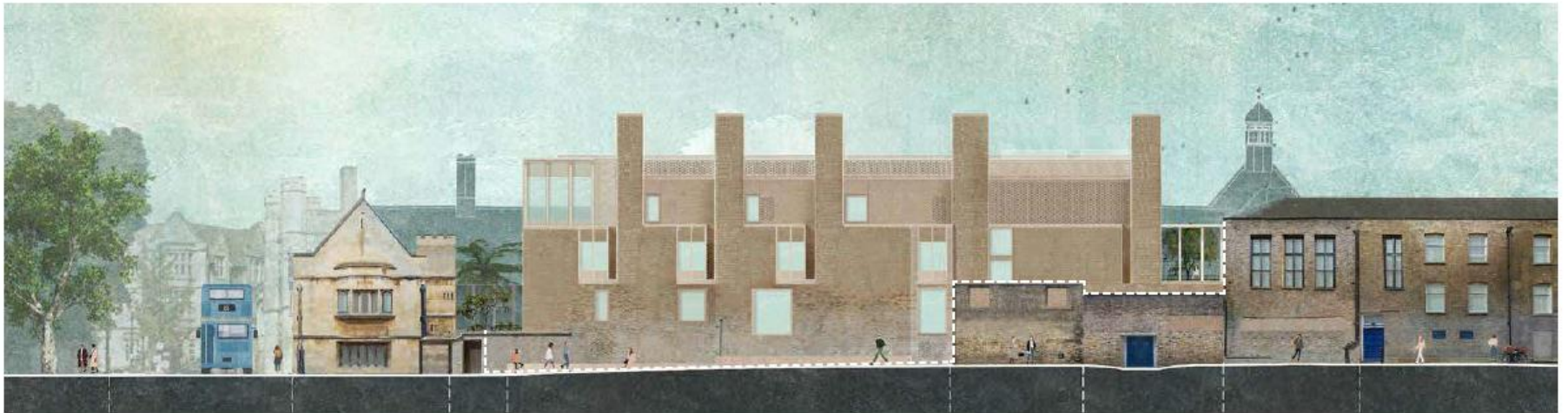
Swept Path Analysis







Existing – Christ's Lane Elevation



Proposed – Christ's Lane Elevation



Artistic Impression of Christ's Lane Elevation at Dusk



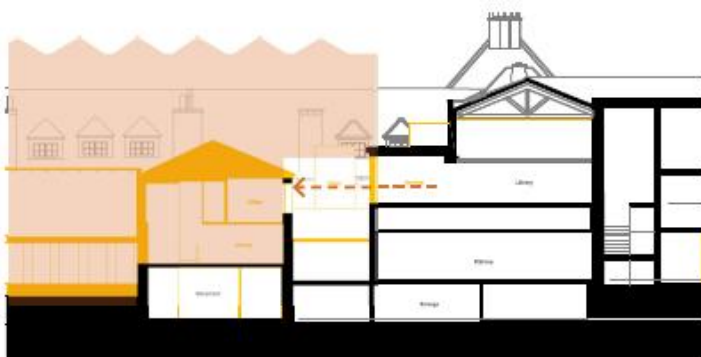




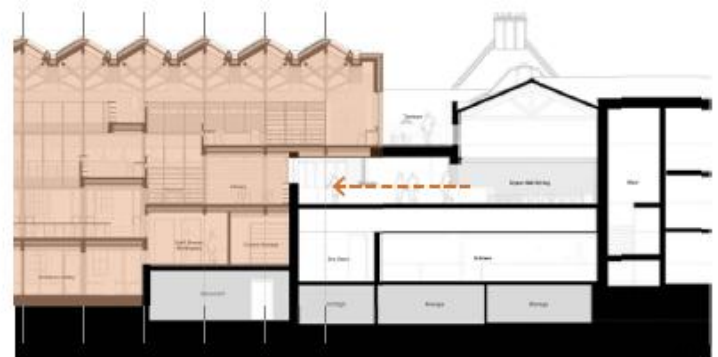
Artistic Impression of Bath Court



Artistic Impression of View of Upper Hall from the Library Space



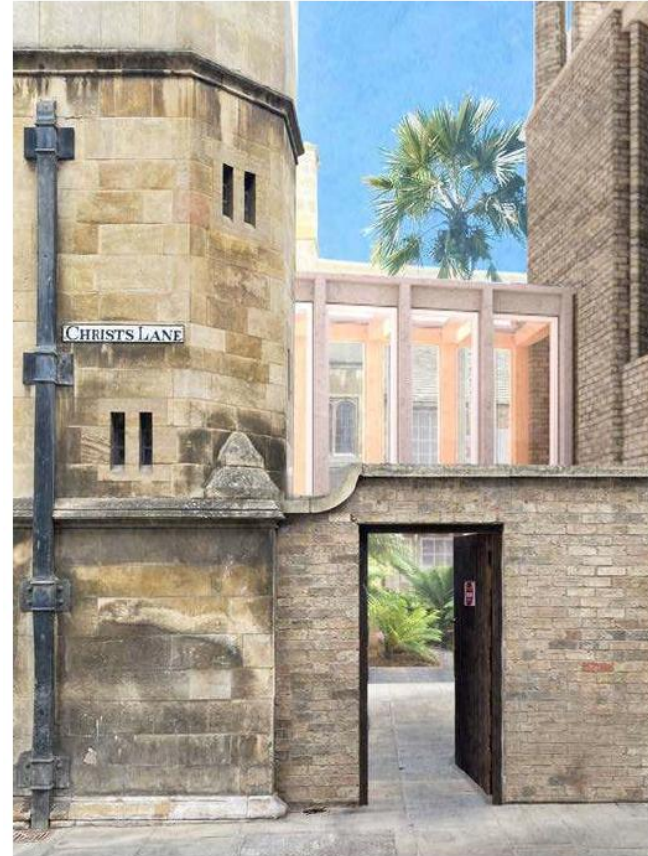
Diagrammatic Section - Demolition



New Connection between Upper Hall and the Library Diagrammatic Section - Proposed



Proposed and Current View of Bodley Bridge from Bath Court



Proposed and Current View of Bodley Bridge from Christ's Lane







Planning Balance

Approval

Key material considerations

- Less than substantial harm (at the lower end) to the setting of the Grade I listed Bodley Library.



Refusal

Key material considerations

- Provision of library facilities to meet the needs of the current student body.
- Significantly improved accessibility of the library and wider College
- Improved sustainability performance of the site.
- Works help to secure the optimum viable use of the site and its listed buildings
- Public benefits through the enhancement of the public realm along Christ's Lane.

Officer Recommendation: Approve

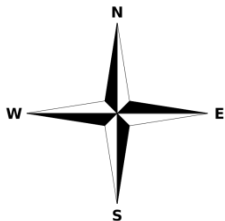
MINOR APPLICATIONS

25/03201/FUL

**Crossways House 176 Chesterton Road
Cambridge**

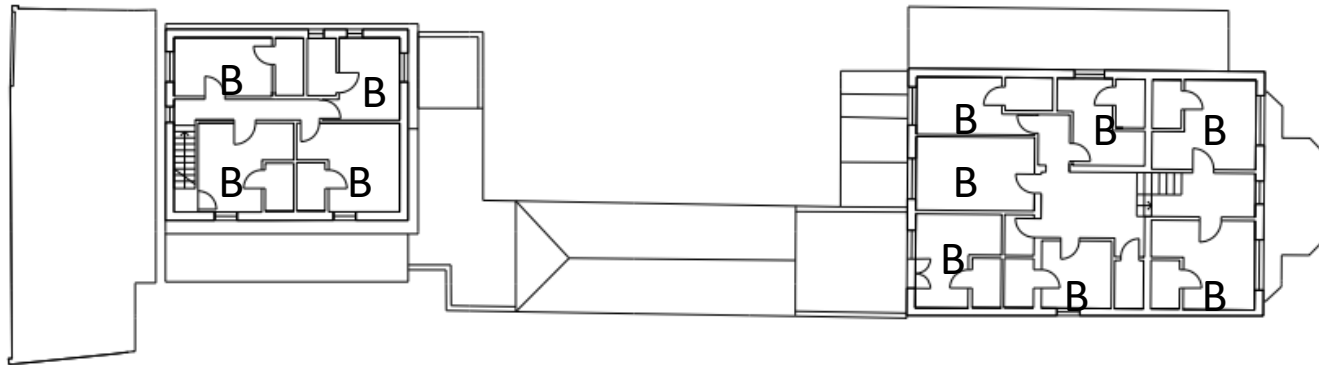
Temporary change of use of Crossways House from
student accommodation to sheltered accommodation
for people experiencing homelessness

Site Location Plan

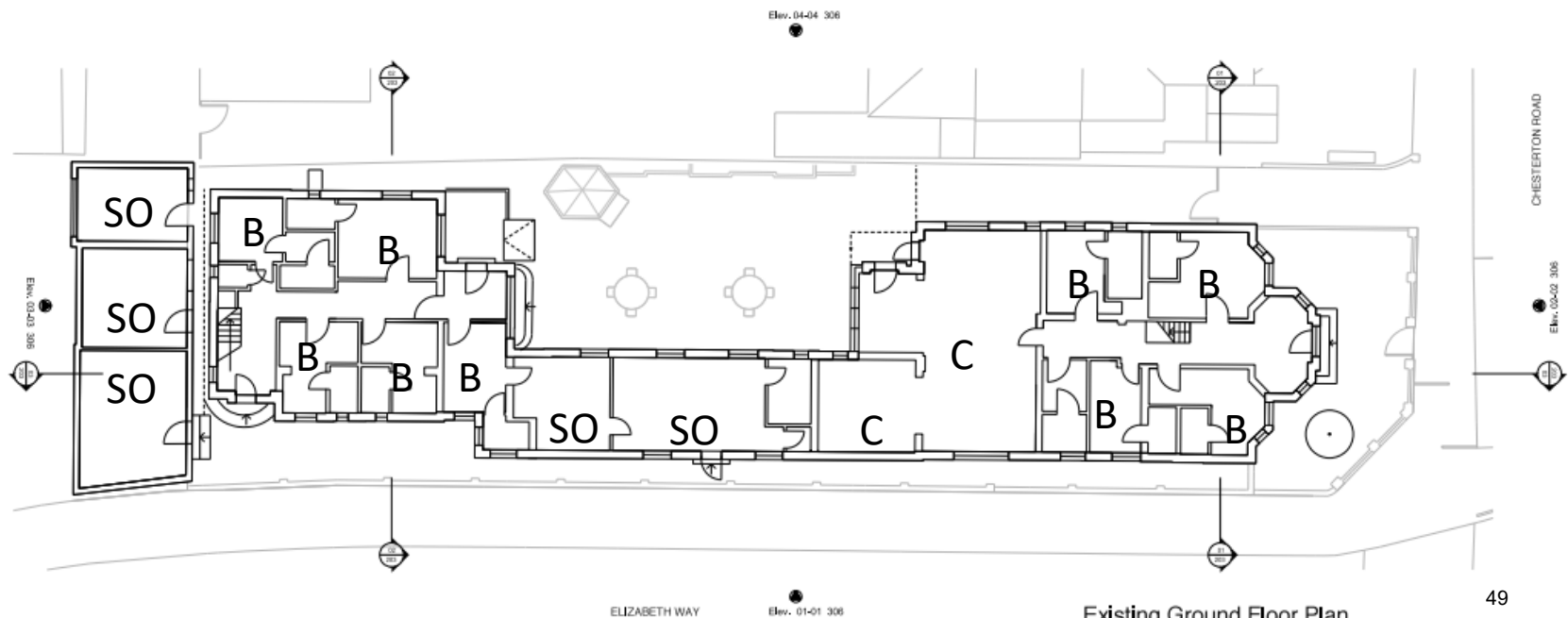


Existing and Proposed Floor Plans

B=Bedroom
C=Communal
SO=Staff Only

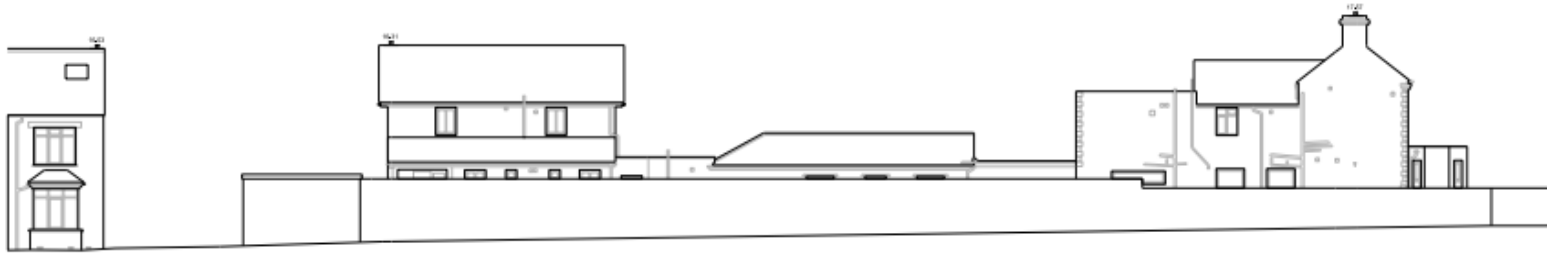


Existing First Floor Plan



Existing Ground Floor Plan

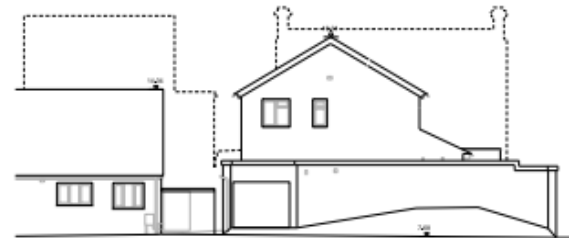
Existing and Proposed Elevations



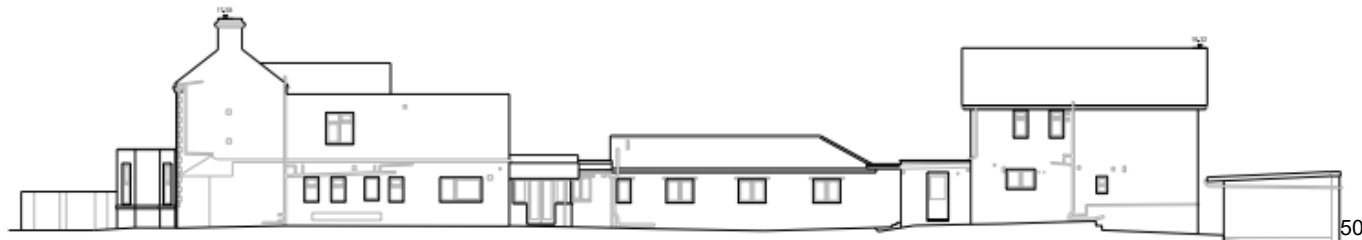
1-1 Existing East Elevation - Elizabeth Way



2-2 Existing North Elevation - Chesterton Road



3-3 Existing South Elevation - Sandy Lane



4-4 Existing West Elevation

Planning Balance

Approval

Key material considerations

Provision of specialist housing
where there a demonstrable
need in a sustainable location



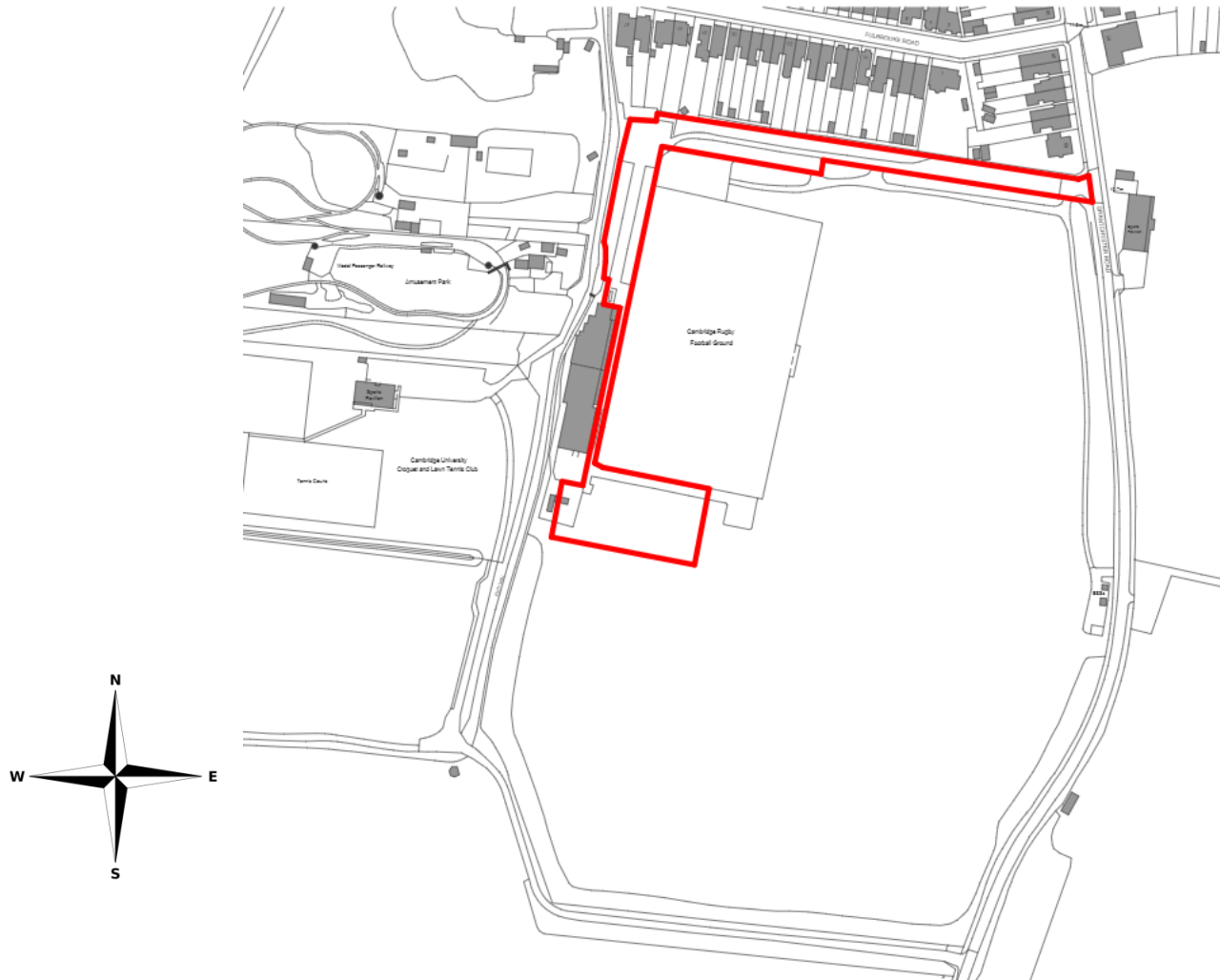
Refusal

Key material considerations

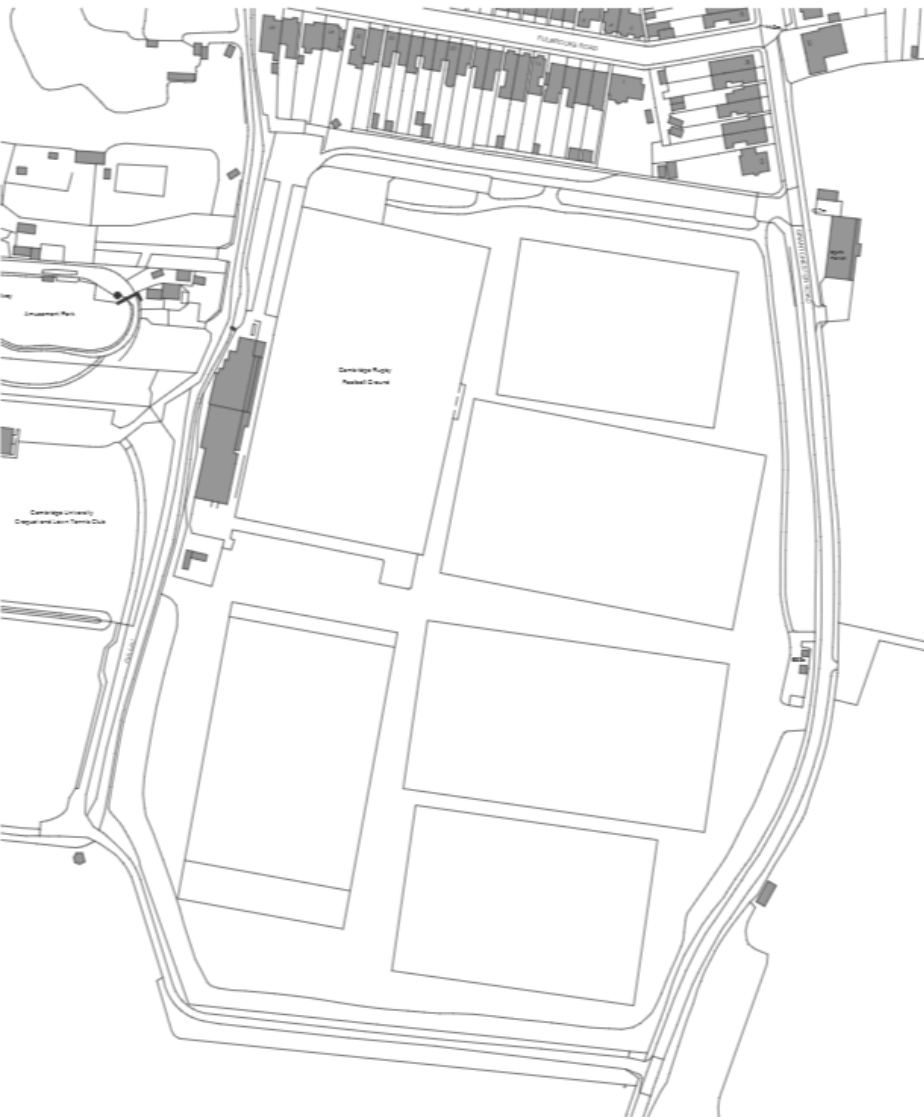
Residential amenity

Officer Recommendation: Approve

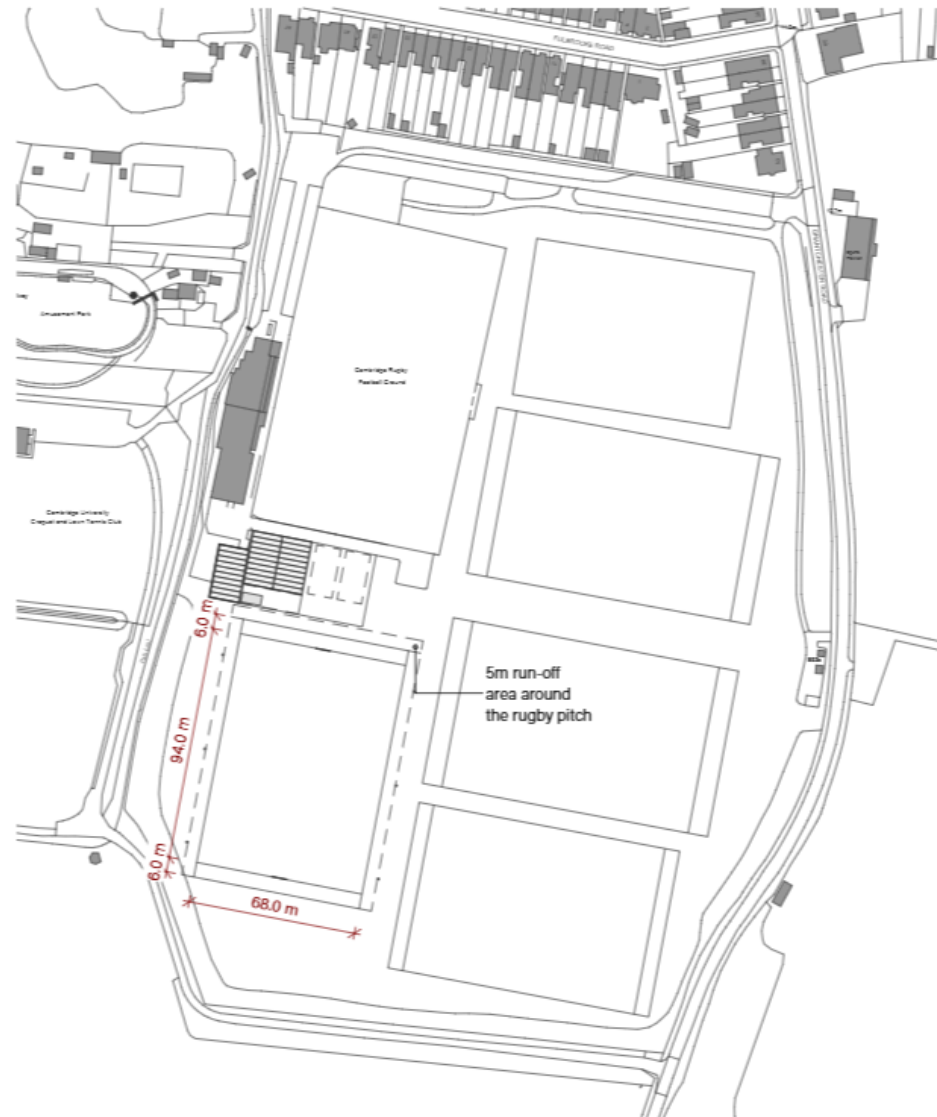
25/02147/FUL. Cambridge Rugby Union Club Grantchester Road Site Location Plan



Existing and Proposed Site Layout

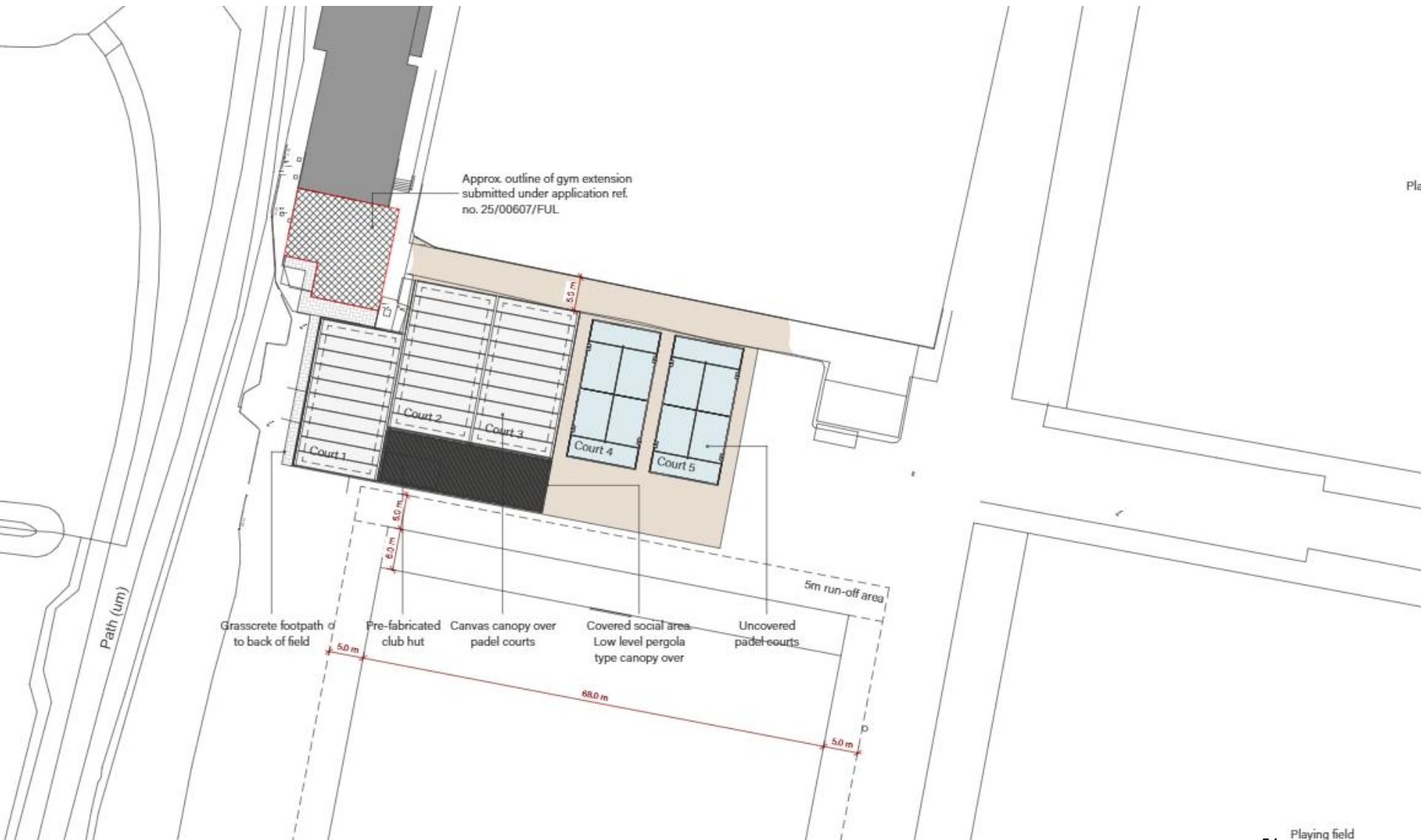


Existing Site

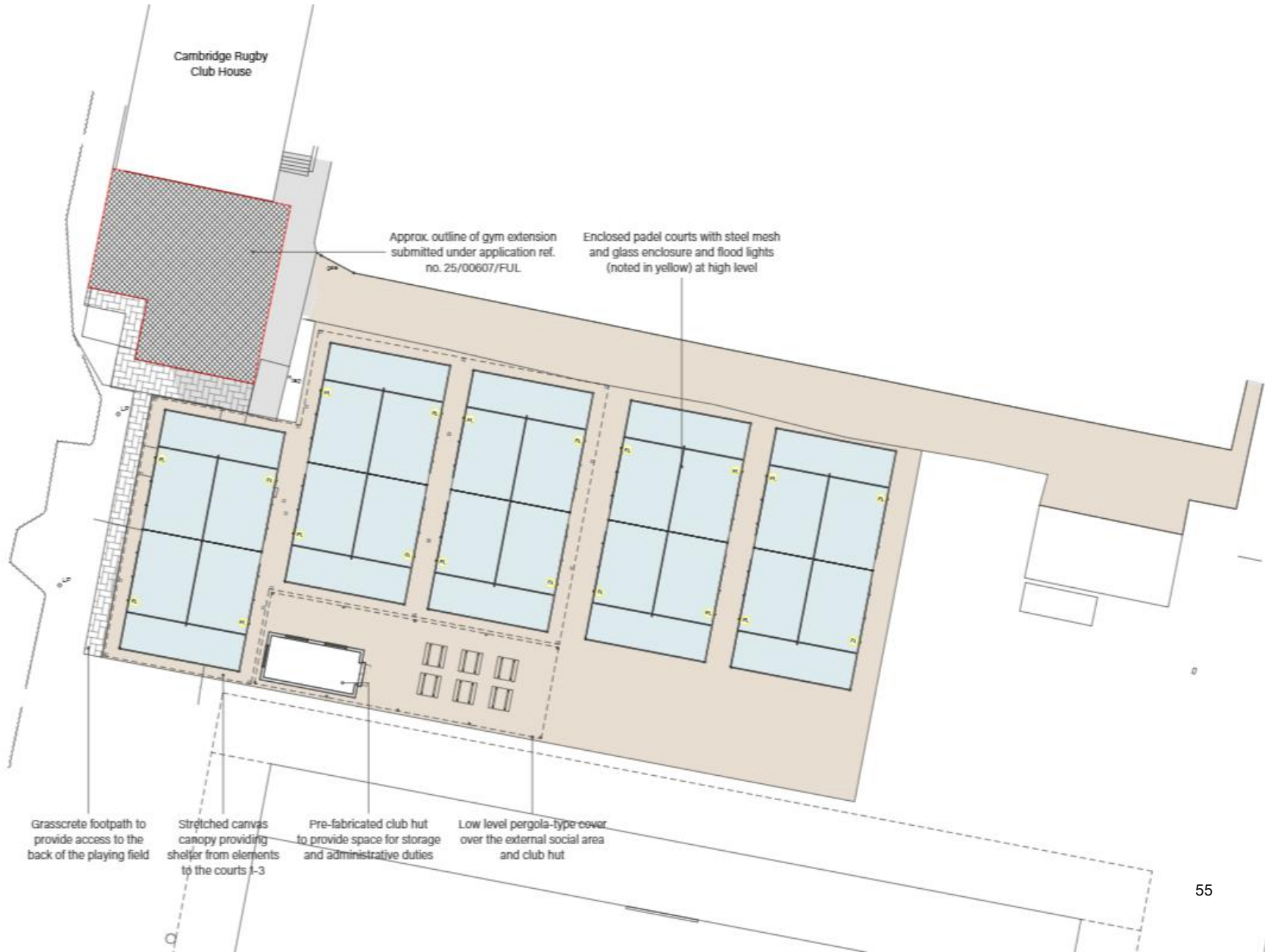


Proposed Site

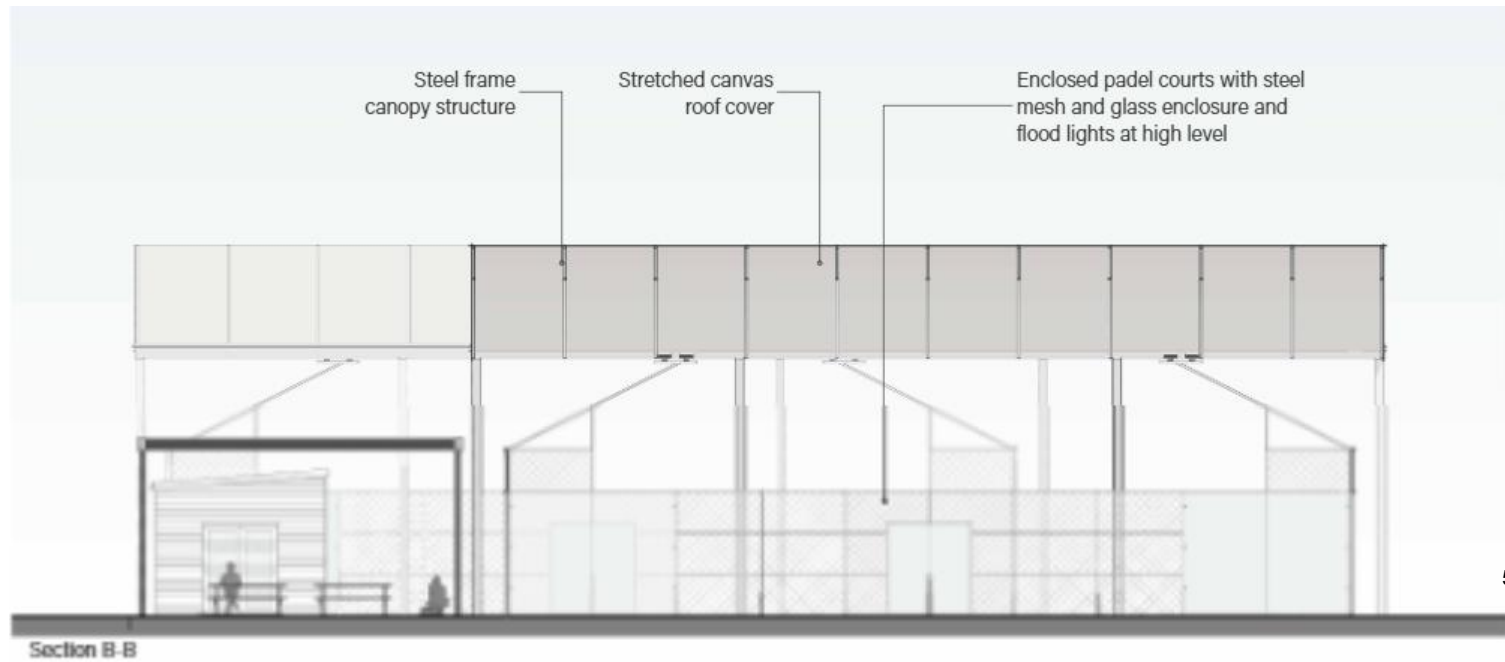
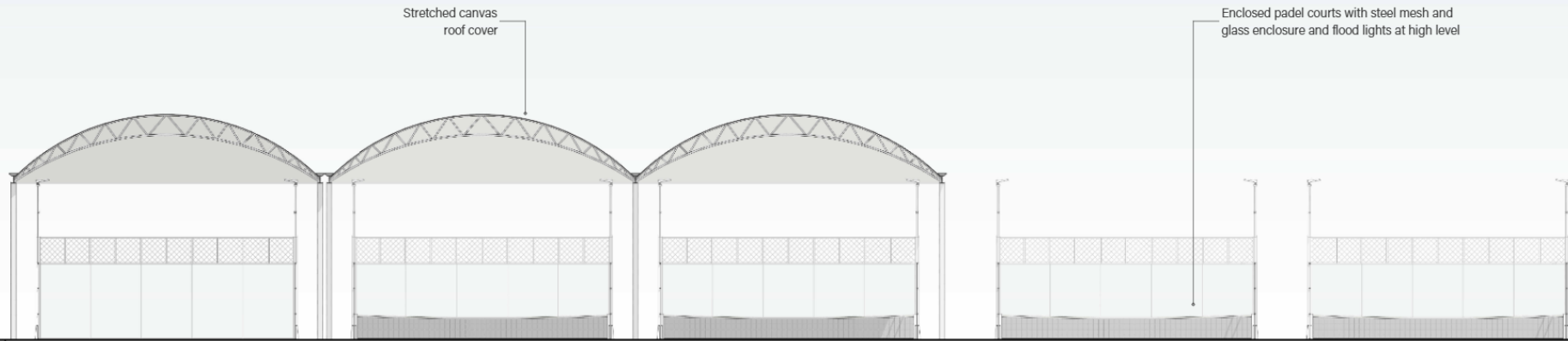
Proposed Block Plan



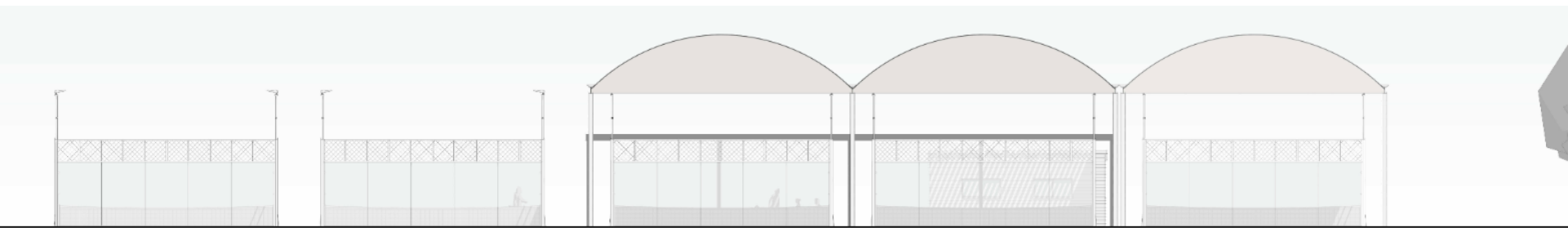
Proposed Court Layouts



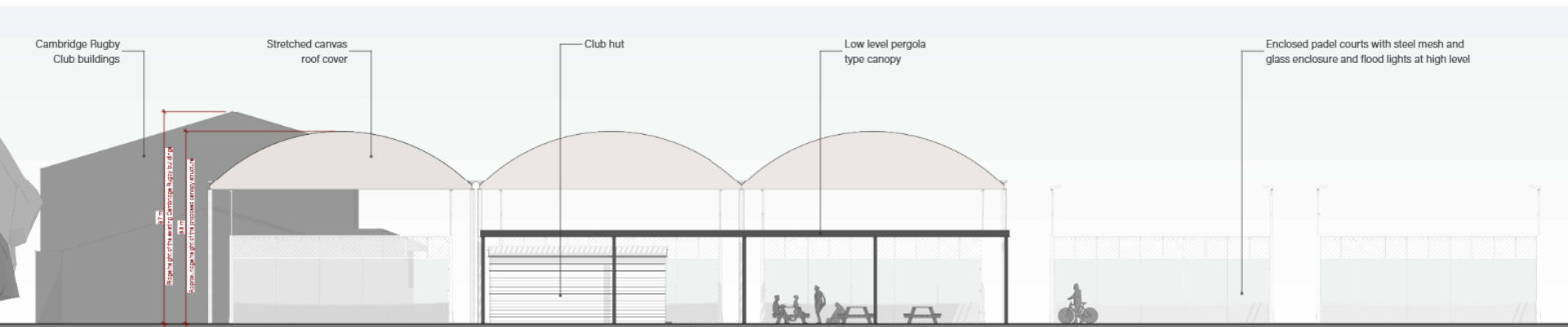
Proposed Sections



Proposed North and South Elevations



North Elevation



South Elevation

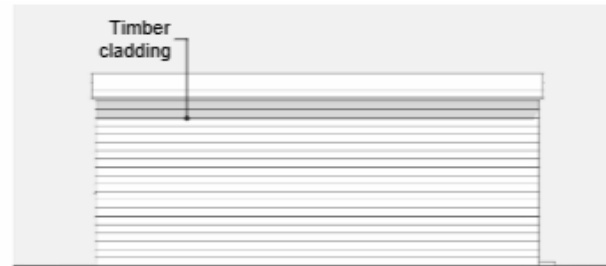
Proposed East and West Elevations



Proposed Club Hut Elevations



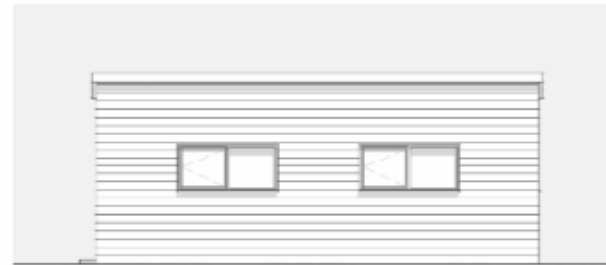
Front Elevation



Side Elevation



Rear Elevation

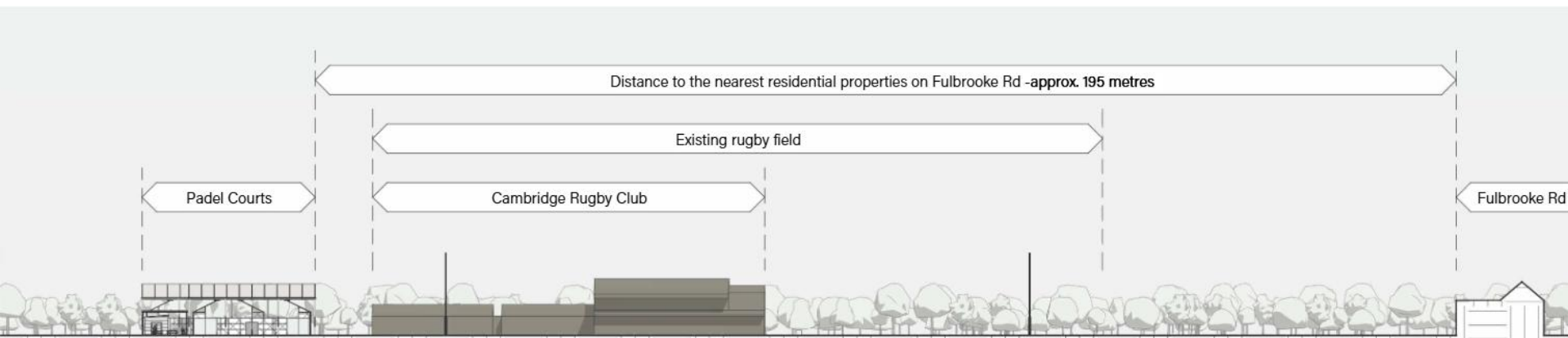


Side Elevation



Floor Plan

Proposed Contextual Sections



Planning Balance

Approval

Key material considerations

- The proposal would support a growing sport within the City and would meet a deficit in padel court provision.
- The proposal would have a health and wellbeing benefit for its users.
- The proposal would support the rugby club (the applicant) financially.



Refusal

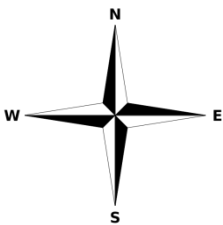
Key material considerations

- The proposal would see the loss of open space and fails to provide such space elsewhere, as such the proposal would be contrary to policy 67 of the Cambridge local plan (2018).
- The scale and massing of the proposed court covers, the proposal fails to positively respond to the surrounding context and is contrary to policies 55 and 56 of the Cambridge City local Plan (2018) and policy SNNP15 of the South Newnham Neighbourhood Plan (2025).

Officer Recommendation: Refuse

25/03078/FUL

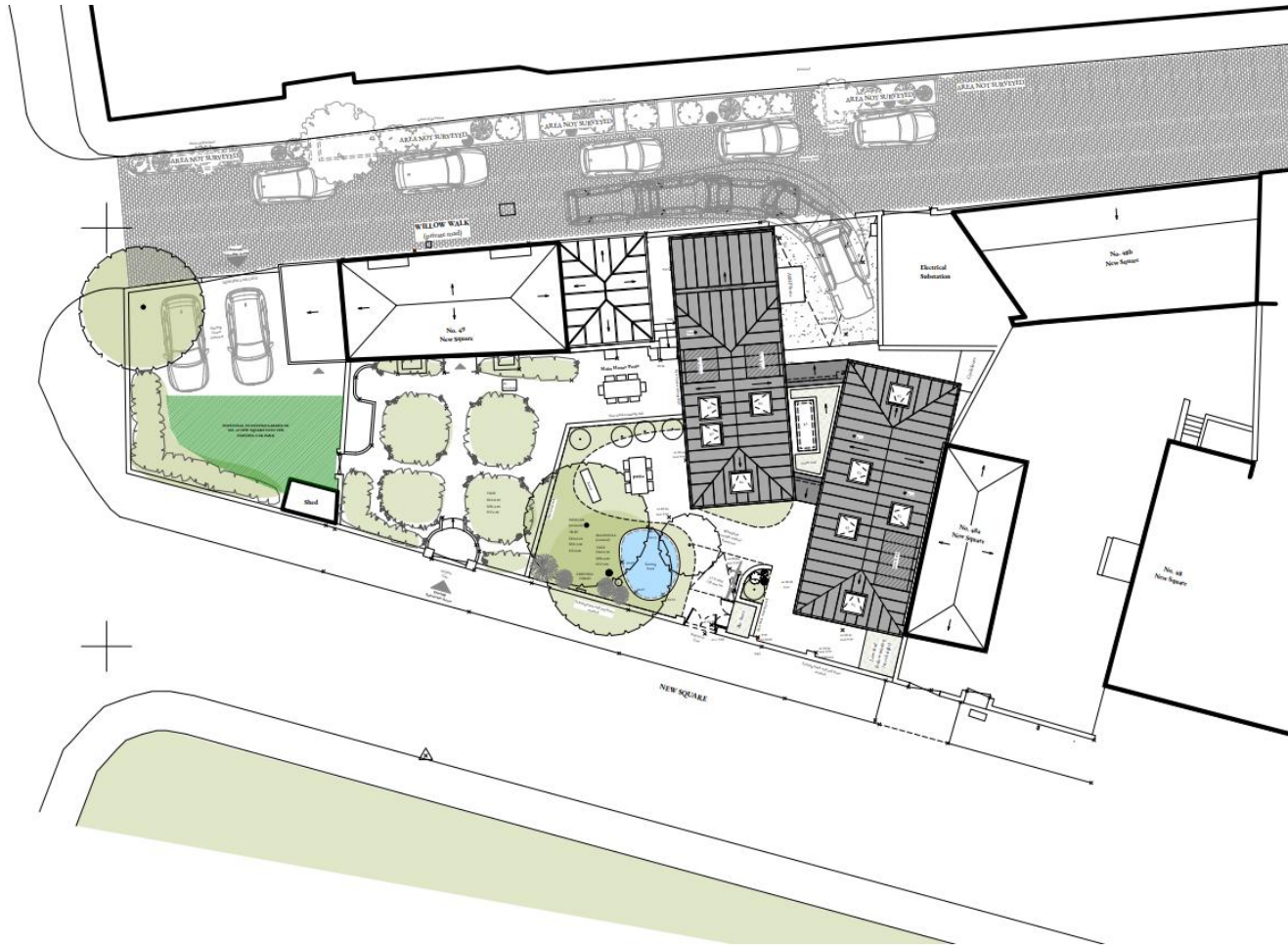
Land Adjacent to 49 New Square, Cambridge, Cambridgeshire, CB1 1EZ



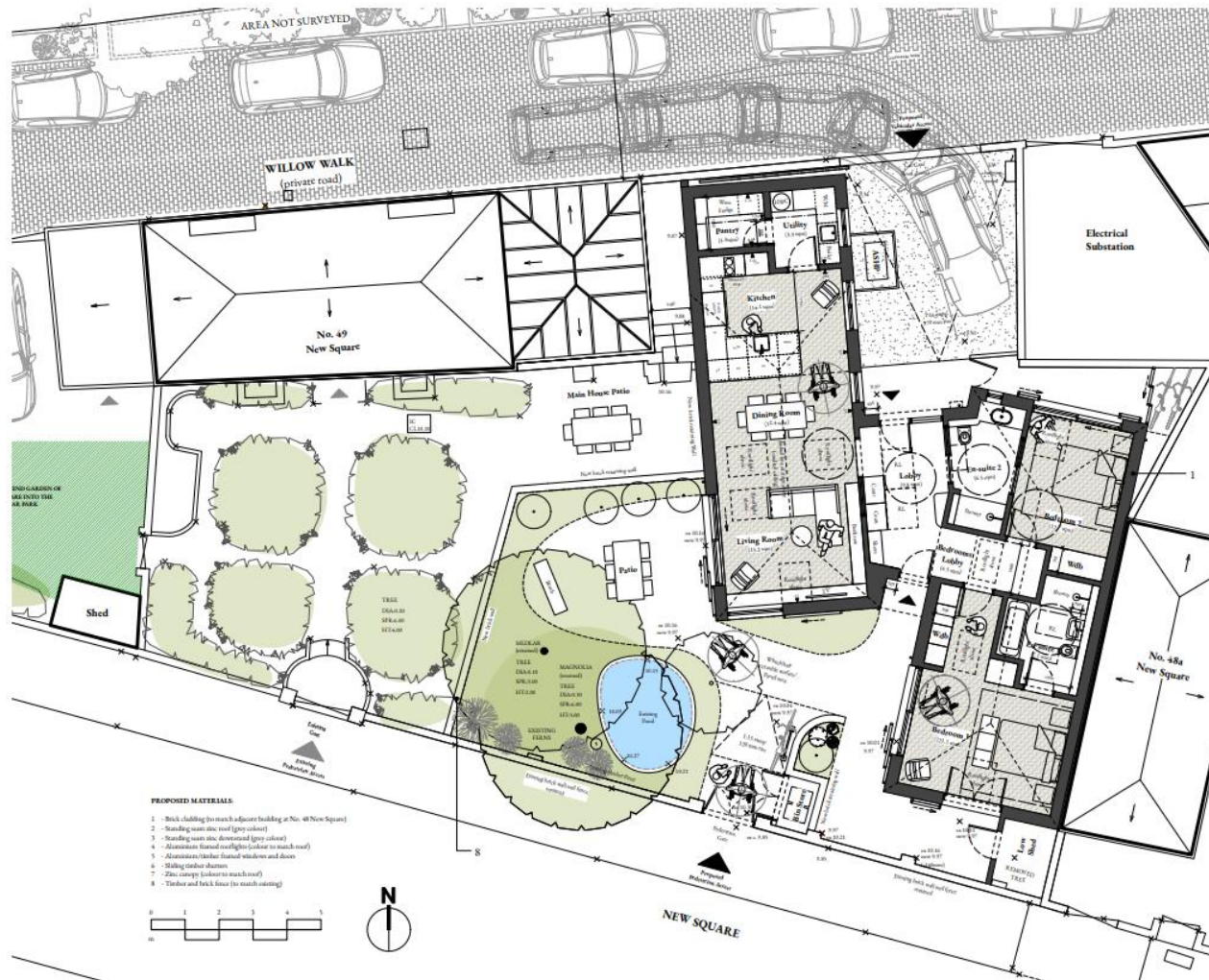
Existing Site Plan



Proposed Site Plan



Proposed Round Floor Plan



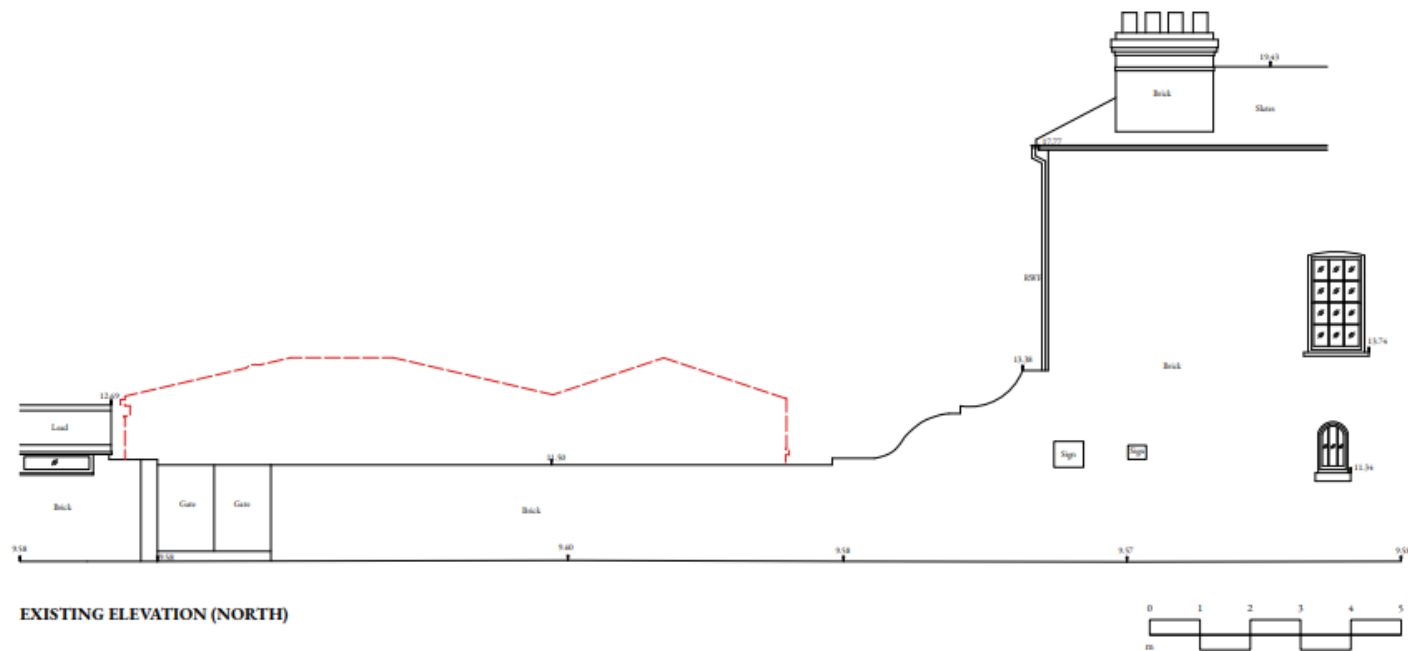
Existing South Elevation



Proposed South Elevations



Existing North Elevations



Proposed North and East Elevation



Proposed Aerial View



Proposed aerial view

Existing view Willow Walk



Proposed View Willow Walk



Existing view New Square



Proposed view New Square



Planning Balance

Approval

Key material considerations

- Creation of additional residential dwelling within sustainable location
- Meet policy requirements on sustainability
- Meet policy requirements on accessibility



Refusal

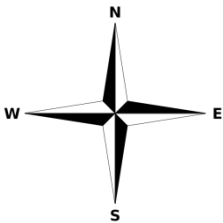
Key material considerations

- Significant detrimental impacts on the character and appearance of the area
- Substantial harm to the setting of grade II listed building No. 49 New Square and to the Kite Conservation Area
- Less-than-substantial harm to grade II listed buildings Nos 2-17 Willow Walk

Officer Recommendation: Refuse

25/03079/LBC

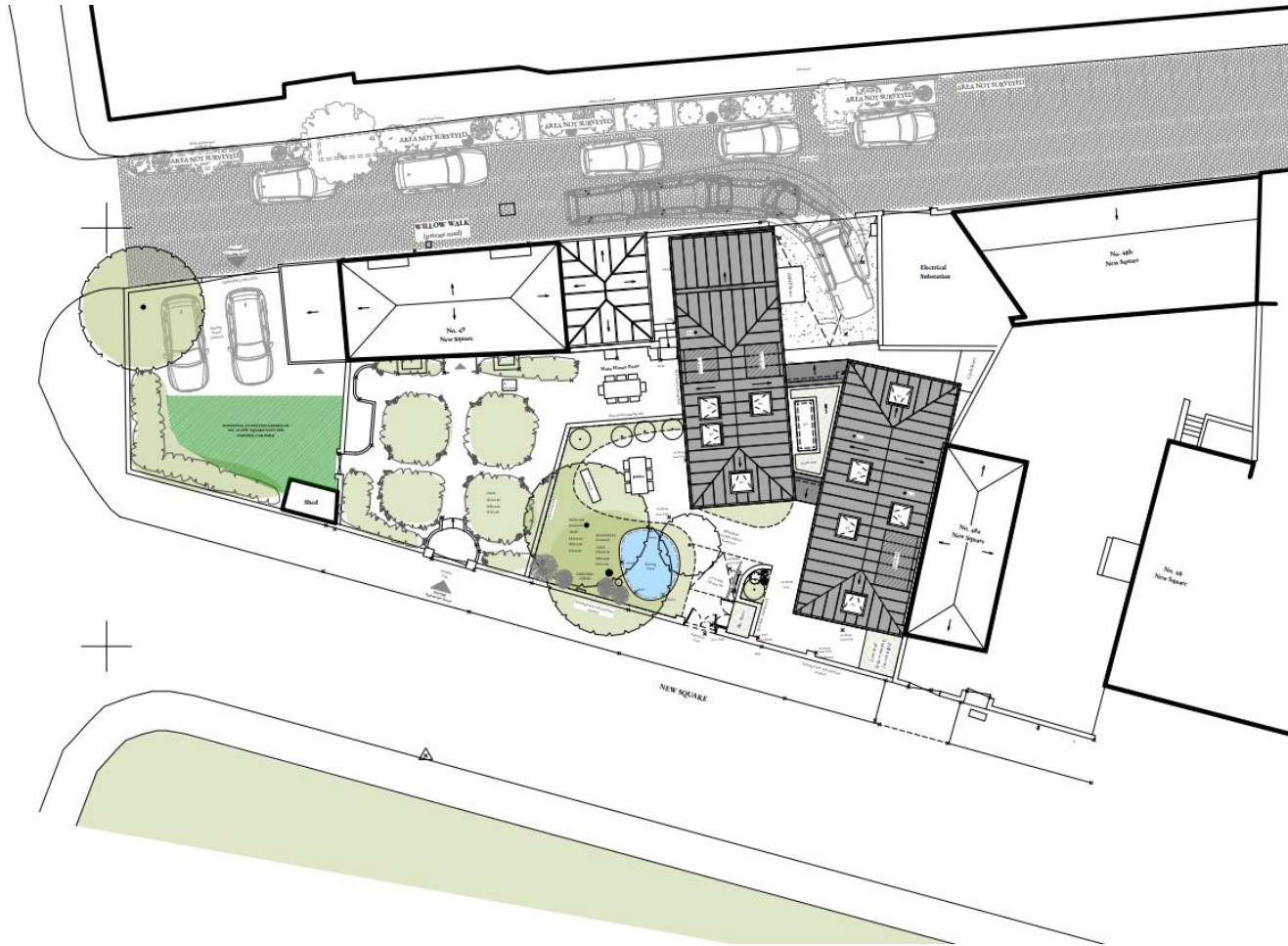
Land Adjacent to 49 New Square,
Cambridge, Cambridgeshire, CB1 1EZ



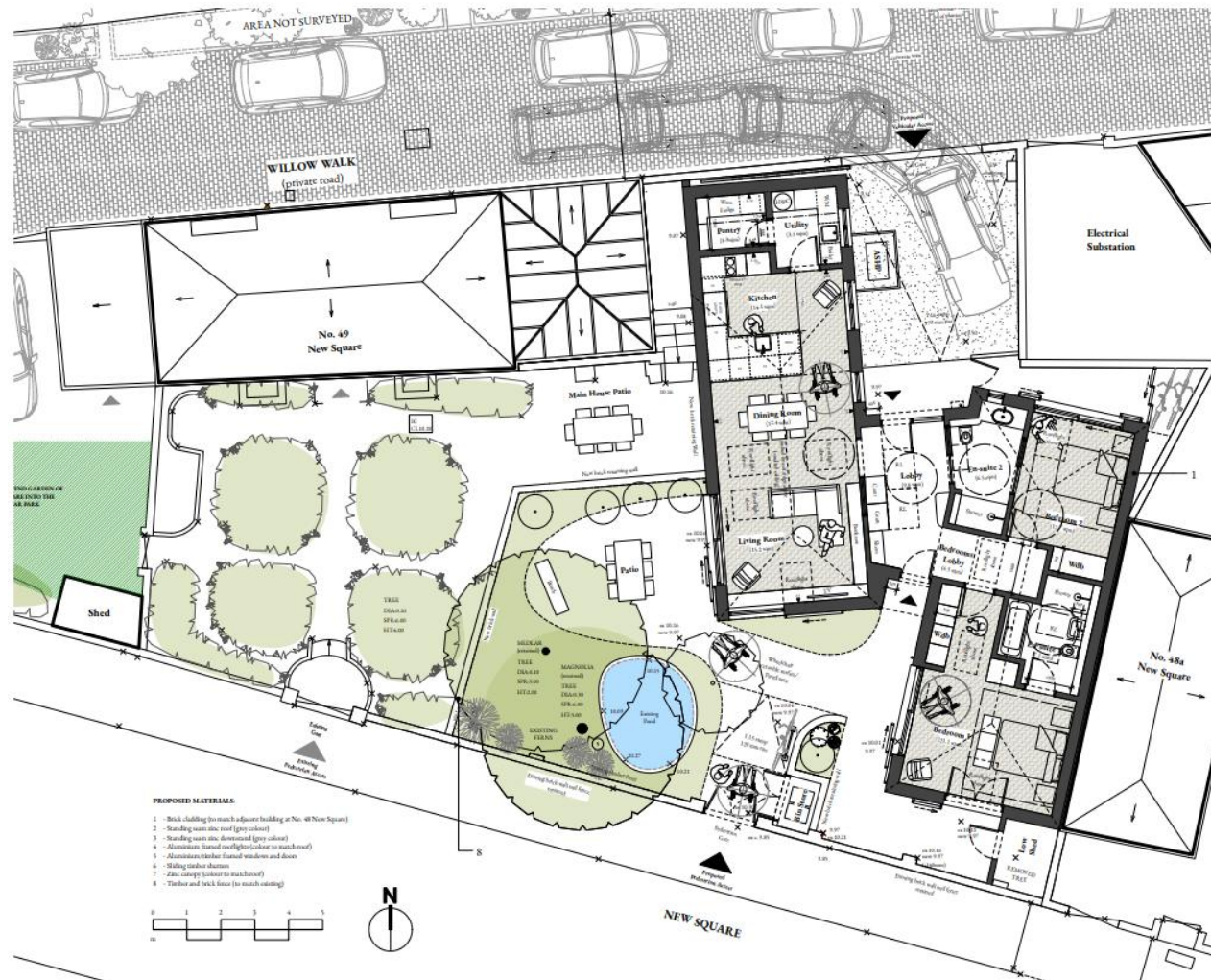
Existing Site Plan



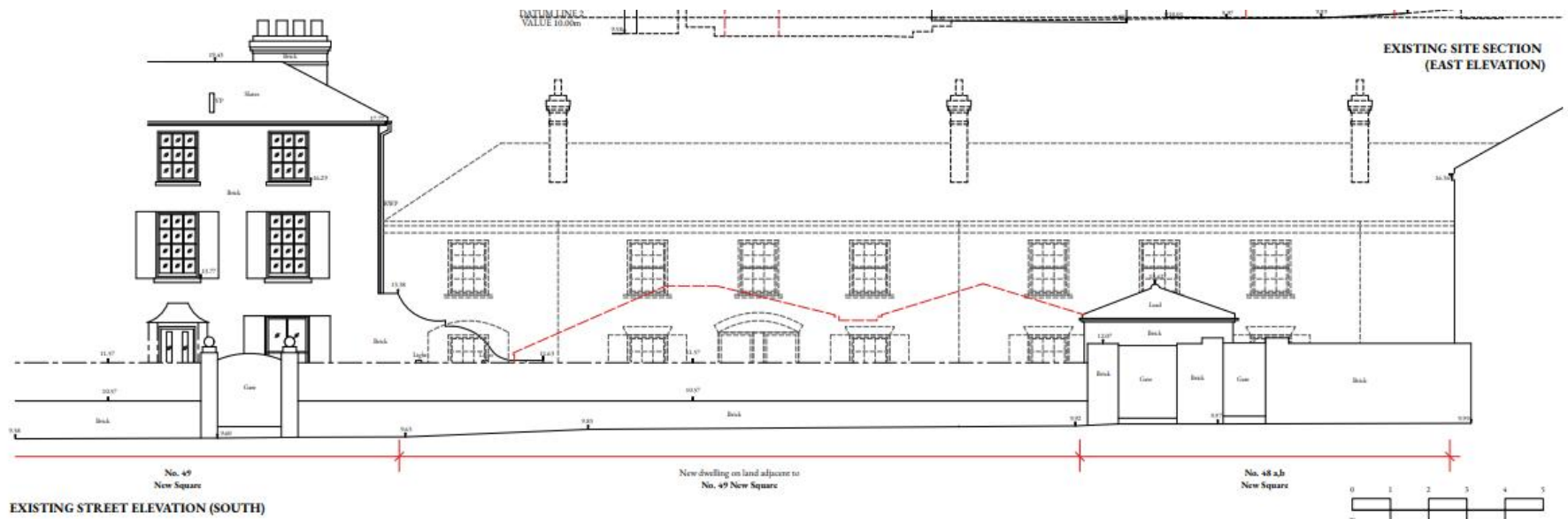
Proposed Site Plan



Proposed Round Floor Plan



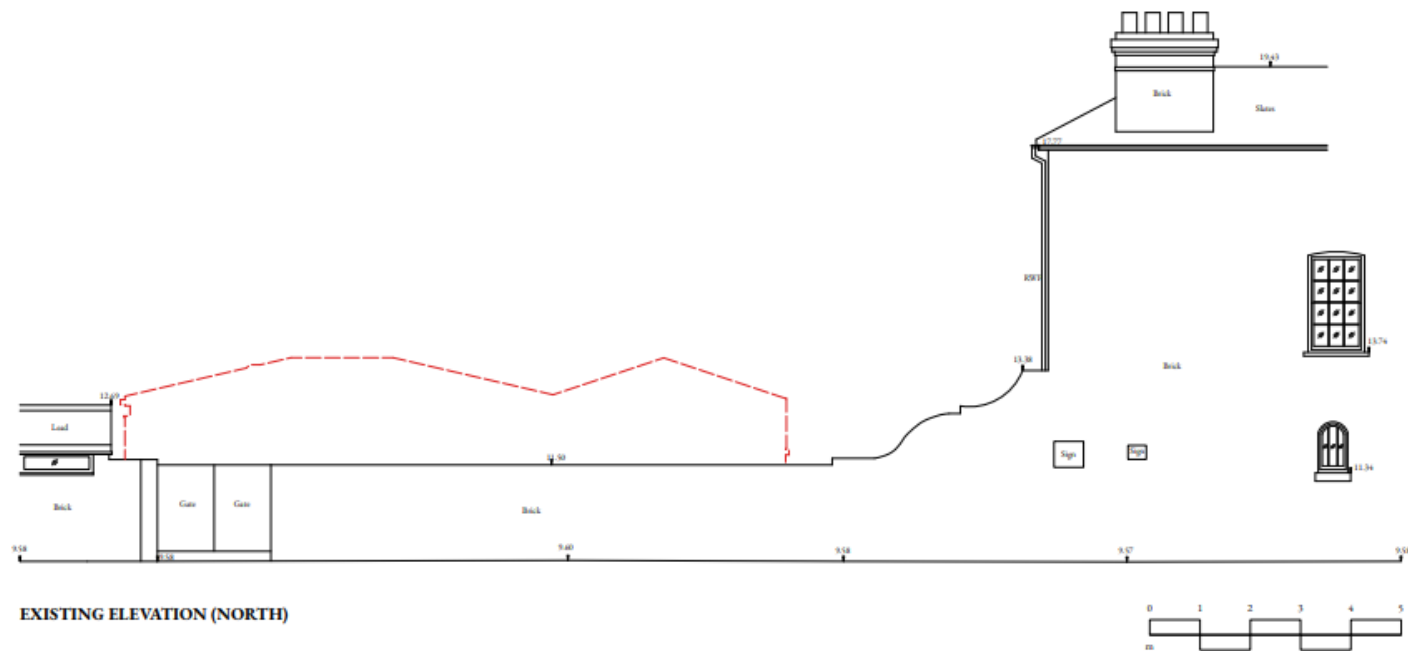
Existing South Elevation



Proposed South Elevations



Existing North Elevations



Proposed North and East Elevation



Proposed Aerial View



Proposed aerial view

Existing view Willow Walk



Proposed View Willow Walk



Existing view New Square



Proposed view New Square



Planning Balance

Approval

Key material considerations

- Creation of one residential dwelling



Refusal

Key material considerations

- Substantial harm to the setting of grade II listed building No. 49 New Square and to the Kite Conservation Area
- Less-than-substantial harm to grade II listed buildings Nos 2-17 Willow Walk
- No other public benefits

Officer Recommendation: Refuse