



25/04383/LBC – Market Square, Market Hill, Wheeler Street, Guildhall Street and Corn Exchange Street

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Market

Proposal: Refurbishment of Market Square, Peas Hill and Guildhall Street, including: provision of cycle parking, erection and siting of replacement fixed and temporary market stalls, refurbishment of Grade II listed setts, works to listed fountain and railings, and additional landscaping, street furniture and associated works

Applicant: Cambridge City Council

Presenting officer: Charlotte Spencer

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

Member site visit date: 23 March 2026

Key issues: 1. Impact on heritage assets

Recommendation: Approve subject to conditions

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1. Executive summary

- 1.1. The application forms part of the wider Civic Quarter project which aims to reconnect the Guildhall, Market Square, Corn Exchange and surrounding public realm. Importantly, the project aims to reimagine Market Square to create a more inclusive, pedestrian friendly environment that will enhance the civic heart of Cambridge. It includes several key interventions, including relaying listed setts to make them more accessible, the removal of one set of railings and repair works the fountain. In addition, works are required to facilitate the installation of fixed and demountable stalls. The Market Square surfacing and the two sets of railings are Grade II Listed. The fountain is also Grade II Listed under a separate listing.
- 1.2. There is no dispute that the area is run down and is a poor reflection on the City and role of the Market Square as a focal point for its residents and visitors. In particular, the Market Square's listed setts are unlevel, are not easily navigable for all users and become a slip hazard in wet weather. There is also little planting within Market Square itself, resulting in a predominantly hard surfaced environment.
- 1.3. Improvements and significant investment into this important civic space environment are therefore acutely needed to future proof the space as a matter of civic pride, recreating and reinvigorating the Market Square and its surrounds into a more welcoming and inclusive destination.

- 1.4. The market area is within a heritage context of the highest significance in Cambridge. The proposal seeks to lift, treat and re-lay the listed setts within Market Square. The principle of this alone would result in harm to the heritage asset. Because of this, considerable discussions have taken place between the applicant, the Local Planning Authority and Historic England regarding this part of the proposal and the level of work done by the applicants is acknowledged. However, some of the investigative work, namely the trials of the setts, have been undertaken at a very late stage in the application process. Whilst not fully settled, the latest trial setts demonstrate to officers their heritage significance can be adequately respected whilst simultaneously performing a better role as a more accessible surface.
- 1.5. Further trials will continue to ease the concerns of Historic England and Conservation Officers. Whilst Historic England feel they are in a position where they are unable to fully assess the level of harm, the Conservation Officer has identified a high level of 'less than substantial harm'. It is recognised that further trials could reduce the perceived harm prior to any decision being made. However, officers are confident that a solution that is more agreeable to all parties can be found through a suitably worded condition.
- 1.6. Harm has also been identified to the listed railings due to the removal of the southern set, however there would be neutral impact due to the repairs to the fountain.
- 1.7. Officers conclude that 'less than substantial harm' should be attributed to all identified heritage assets with the level ranging from low to high. The provisions of the National Planning Policy Framework (NPPF) allow for 'less than substantial harm' where public benefits outweigh the identified harm and this needs to be carefully considered within the planning balance.
- 1.8. The proposal would also create other benefits including the reduction of clutter, increased visual consistency, allowing for a flexible space, a limited amount of biodiversity net gain and an improvement to facilities such as seating.
- 1.9. When taking the identified harm and the proposed benefits into account, officers consider that on balance the development is acceptable. Officers would like to make it clear however that this is finely balanced recommendation.

- 1.10. Officers recommend that the Planning Committee **APPROVE** the application subject to conditions as highlighted at the end of this report.

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	Objection	6.1
Historic England	Objection	6.12
Third Party Representations	52 representations have been received, 49 in objection and 3 raising neutral comments	7.1
Member Representations (0)		8.1

Table 2 Consultee summary

2. Site description and context

- 2.1. The application relates to the public realm around the 'Civic Quarter' redevelopment. The site includes Market Square which is a Grade II Listed surface, Market Hill which is circular carriageway which loops around Market Square, Peas Hill, Wheeler Street and Guildhall Street which run around the west, south and east sides of The Guildhall respectively, and Corn Exchange Street from the junction with Wheeler Street to the southern building line of The Corn Exchange. Market Square is under the ownership of Cambridge City Council with the rest of the relevant public realm being adopted public highway under the control of Cambridgeshire County Council.
- 2.2. The Market Square listing includes the setts and the two sets of iron railings, in addition, the fountain in the centre has a separate grade II listing.

3. The proposal

- 3.1. The application is seeking listed building consent for the refurbishment of Market Square, Peas Hill and Guildhall Street, including: provision of cycle

parking, erection and siting of replacement fixed and temporary market stalls, refurbishment of Grade II listed setts, works to listed fountain and railings, and additional landscaping, street furniture and associated works.

3.2. The works related to this application are as follows:

- Market Square:
 - The lifting, treatment and relaying of the setts;
 - Replacement of concrete slabs with setts
 - Repair works to fountain
 - Removal of one set of railings
 - Installation of 44 fixed market stalls, with 2 additional stalls for use as a store and basement entrance
 - Provision of 52 demountable stalls with anchors;
 - Provision of demountable seating area;
 - Installation of underground bins to the north;
 - New landscaping.

3.3. The application has been amended to address representations. Further consultations have been carried out as appropriate. A trial of the relaying of and works to the setts has taken place on Peas Hill with further information regarding the process being submitted, further details in regard to the works to the fountain has been submitted along with a detailed response to Conservation and Historic England comments. Further consultations have been carried out as appropriate.

4. Relevant site history

Reference	Description	Outcome
25/04382/FUL	Refurbishment of Market Square, Peas Hill and Guildhall Street, including: provision of cycle parking, erection and siting of replacement fixed and temporary market stalls, refurbishment of Grade II listed setts, works to listed fountain and railings, and additional landscaping, street furniture and associated works	Under determination
C/94/0547	Listed Building Consent - Demolition of fountain including granite base.	Refused 14.09.1994
C/94/0915	Removal of railings from toilet entrances and retention for future use.	Approved 04.01.1995
C/65/0094	Snack bar and car park attendant's office.	Approved 25.03.1965

Table 2 Relevant site history

5. Policy

5.1. National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 (Conditions, Annex A)

5.2. Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation - December 2025 to January 2026)

5.2.1. The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

5.2.2. Following endorsement by Joint Cabinet in November, the draft JLP will proceed to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.

5.2.3. In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF but represents an earlier stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making.

5.3. Cambridge Local Plan (2018)

Policy 61: Conservation and enhancement of Cambridge's historic environment

5.4. Area Guidelines

Cambridge Historic Core Conservation Area Appraisal (2015)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y – Listed Building/ Affecting Conservation Area

Conservation Officer- Object

- 6.1. For the setting of the setts, railing and fountain group the context has been defined by raised curbs and a surrounding carriage way and the space enclosed by buildings set back on the pavement. The flush surface would result in the defining boundary features being lost to the detriment of the setting of Market Square as a Listed heritage asset. A proposed definition to the area of setts would need fully detailing. In addition, the loss of this definition would have some impact on the other listed buildings in the area.
- 6.2. The indicated layout of the setts as shown on the plans received on 09 March 2026 is more satisfactory. The plan also shows that the existing concrete slab is to receive a finish off setts over which would match the wider surface.
- 6.3. The appearance of the re-laid surface would be crucial. The submitted Setts Sample Report of a trial area on Peas Hill was useful, however, the laid appearance was not satisfactory. A further trial is intended to be carried out. Given the setts are fundamental to the listed area, this is an equally fundamental factor and ought not to be left to a condition.
- 6.4. The loss of one set of the railings would break up the relationship between the two sets.
- 6.5. The drawings now indicate the works to the fountain in its existing truncated state and it would be repaired according with the structural assessment. For clarity this does not include restoration to its original or working form.
- 6.6. The introduction of permanent stalls shows a pedestal in a pile foundation which needs to be designed to be detachable.
- 6.7. The character of Peas Hill would be harmed due to the featureless floorscape dominated by provision for car and lorry movements.

- 6.8. The Wheeler Street surfacing would be a great improvement to the existing situation.
- 6.9. Not yet seen the installed trial anchors for the removable stalls.
- 6.10. In summary the proposals would result in a high level of 'less than substantial harm' to the listed items. There would be additional 'less than substantial harm' to the character and appearance of the conservation area.
- 6.11. If minded to approve please add conditions relating to:
- Methodology for works to setts;
 - Sample panel of setts to be approved;
 - Matching additional setts to be agreed;
 - The setts shall continue under the fixed stalls;
 - Agreement to the re-use of the railings;
 - Mechanism for removal of the fixed stalls;
 - Lighting details to be agreed;

Historic England- Object

- 6.12. Historic England support the principles of enhancing and broadening the way Market Square is used to encompass a greater array of civic and communal uses; the reorientation away from vehicular traffic and the ambitions to enhance the quality of the urban realm by providing a more accessible space, declutter and rationalise services.
- 6.13. However, the trials of the setts have not conclusively demonstrated to what extent the harm arising from the loss of fabric to the listed setts would effectively contribute to the enhanced accessibility. It also remains unclear as to whether the proposed approach of bringing the mortar flush represents the least harmful alternative.
- 6.14. Following amendments there are a number of outstanding matters to aspects of design such as form and layout, the re-use of the handrails or the treatment of concrete slabs.
- 6.15. Consider the reinstatement of the fountain as a water feature is an important heritage benefit that would be difficult to achieve if not delivered as part of these interventions.
- 6.16. These matters go to the heart of the scheme and so consider they cannot be dealt with by way of condition.

- 6.17. Further information regarding the lighting is required.
- 6.18. Do not support the proposals to gate off areas of the market. This represents clear harm to the significance of the listed asset and to the wider conservation area.
- 6.19. The removal of concrete surfacing and the reinstatement of setts is welcome.
- 6.20. Whilst accept the benefits of fixed market stalls, there is a preference for a well managed temporary stall system.
- 6.21. Remain the view that further detail and refinements and a robust justification are necessary pre-determination before the Planning Authority could be in a position to carry their weighing and balancing exercise. Feel that these matters could be worked out but more time needs to be given to these applications before they can be determined.
- 6.22. Historic England are not able to support this scheme at present.

7. Third party representations

- 7.1. 10 representations in objection have been received.
- 7.2. Those in objection have raised the following issues:
- Character, appearance and scale
 - Important sight lines would be blocked by the kiosks
 - Kiosks look like beach huts
 - Erosion of a local market
 - Kiosks conflicts with the historical and cultural development of the stalls
 - Kiosks out of character for heritage settings
 - Flexible space would impact the character and heritage;
 - Vandalism to the heritage
 - Parking/Transport provision
 - Loss of cycle parking
 - Lack of public transport
 - Poor public consultation
 - Traders were not listened too
 - Separate consultations for traders and public
 - Impact on Traders
 - Lack of temporary market information;

- Loss of trading time for the works;
- Lack of information on demountable stalls;
- Demountable stalls are inadequate;
- Fixed stalls not workable for existing traders;
- Issues with tourists

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. Member Representations

8.1. None received.

9. Local Groups / Petition

9.1. None received

10. Heritage assets

10.1. The Market Square listing includes the setts and the two sets of iron railings, in addition, the fountain in the centre has a separate grade II listing.

10.2. The proposal involves the lifting and relaying of the listed setts to improve the level of the surfacing. One set of the rails would be removed and re-used in an undetermined location. The fountain would be repaired from its current standard but the proposals do not involve the re-introduction of it as a water feature.

10.3. The market area is amongst the heritage features of the highest significance in Cambridge and it is considered the most important civic space within the city. The market place, which was developed in the 1850s, has comprised an open space with removable stalls. Market Square was listed as a Grade II structure in 2019. The surface features a combination of square and rectangular setts that do not seem to respond to any particular design pattern but rather would appear to relate to different phases of repair. The trapezoidal shape is broken down in three main longitudinal sections forming hips valleys and drainage points in a roof like manner. It is unclear whether this is the original layout,

- 10.4. The railings, which are a later addition, are also included in the listing and alongside the fountain form a significant ensemble of historic street furniture.
- 10.5. The fountain was listed at grade II in 1972. It was erected in 1856 and replaced the Hobson Conduit. Originally it featured a prominent canopy which was removed in 1953 due to safety concerns. Its central position, aligned with the chancel of St Mary the Great reinforces the idea of a central point in the city.
- 10.6. Despite their historic significance the condition of the setts on Market Square is currently poor having lacked repairs over the years. The setts are uneven and slippery when wet causing inaccessibility to the market place for those with mobility impairments. There are areas which have been patched with concrete resulting in an uneven appearance across the square.

Setts

- 10.7. The lifting, treatment and re-laying of setts would result in harm to this heritage asset by way of the physical works that would need to be done to them. Despite a request for trials of how to re-lay the setts coming forward from applicants in the pre-application discussions, trials were only in place on Monday 02 March 2026 for Conservation and Historic England Officers to review. These were conducted on a section of setts within Peas Hill (adjacent to the Giggling Squid) which do not form part of the listing.
- 10.8. Whilst the trials were useful to a degree, the laid appearance was not a wholly satisfactory outcome. It was considered that they were laid out too far apart and the mortar was too dark resulting in an appearance that is dominated by mortar distracting from the heritage asset. The applicants were in agreement with this assessment and at the time of writing, they are planning to have an additional larger trial installed by the time of the member site visit on 23 March 2026. The impact of the larger trial will be reported to members orally on the day of the committee. It is noted that the original trials were laid using a cement mortar and it is anticipated that this would be improved with the use of lime mortar.
- 10.9. Historic England have stated that due to the condition of the trials, it was not possible to form a conclusion on the level of harm caused by these works. The Council's Conservation Officer has concluded that the works would have a high level of 'less than substantial harm' and this could be mitigated by way of them being laid in an agreeable layout with suitable mortar. However, they are of the opinion that certainty of the mitigation

needs to be clearer and consider that it should not be left to a condition. The Conservation Officer has confirmed that the proposed layout of the setts in terms of the laying patterns is satisfactory.

- 10.10. These comments are acknowledged. However, officers consider that the trials have demonstrated that the setts can be safely lifted, treated and re-laid whilst largely retaining the historic appearance of the individual setts. It is accepted across the round that works are required to the setts for safety reasons and as such to require even further trials to continue prior to determination would be considered onerous and officers are confident an acceptable layout and mortar can be found.
- 10.11. As such, it is recommended that conditions be added ensuring that the Local Planning Authority in consultation with Historic England approve the final details of the re-laying of the setts.
- 10.12. Subsequently, without agreeable samples at this stage of the application process the level of harm to be afforded to this element within the planning balance would be a high level of 'less than substantial' harm.
- 10.13. The applicant proposes to add setts to where there are currently concrete slabs such as above the basement toilets. It is considered that this would be an enhancement to the current situation and have a positive impact on the heritage assets as it would improve the consistency and legibility of the square's treatment.
- 10.14. The installation of the fixed stalls would also directly impact the listed setts. The fixed stalls would cover the setts and remove views of them currently afforded by the open nature of the existing stalls. However, the level of impact created by this is limited. The fixed stalls would be sited on a pedestal with a screw pile foundation. This design would result in an appearance of the structures floating slightly above the setts. It is important that this is designed to be detachable to mitigate the harm as it would be considered reversible. The final details of the how the fixed stalls would attach to the setts can be dealt with by way of condition. Subject to conditions, the fixing of the stalls to the setts has a neutral impact.
- 10.15. The demountable stalls would require anchors in order for them to be safe in incremental weather. This is proposed to be achieved by the installation of ground anchors fitted into the surface of the square. Whilst trials with above ground anchors have taken place, this has not been conducted for inground trials. A methodology has been submitted highlighting how any removed setts would be retained and replaced following the trials. It is considered that as the concrete footings required would be covered by setts

and size of the anchors would not be too disruptive to the setts. This approach is acceptable. Full details of the anchors can be covered by way of condition.

- 10.16. Trees would be added to Market Square surface. Details of the tree pits have been submitted. Neither the Conservation Officer nor Historic England have raised any concerns with this. It is considered that the proposed trees would have a neutral impact on the listed setts.
- 10.17. Further information is required regarding the amount and location of lighting. This can be dealt with by way of condition.

Railings

- 10.18. One set of the listed railings would be removed from the square. The applicants state that these would be stored or sensitively re-used within the new arrangement. The loss of the set of railings would result in harm to the significance of the listed structure as it would break up the relationship between the two sets. However, due to the current layout, with the clutter of the existing stalls, bins and external containers in this area the listing railings are rarely seen together as a pair. The Conservation Officer has requested a condition requesting details of how they would be re-used and if they are successfully re-used elsewhere in the area this would mitigate the harm to some degree. As such, officers consider the harm created by the loss of the railings to be a low level of 'less than substantial harm'

Fountain

- 10.19. The application seeks to repair the fountain. The repairs are based on the submitted structural report. The repairs include repairs to the subterranean brickwork chamber the details of which will be confirmed once they are visible. Existing loose granite is to be re-bedded in traditional lime mortar, lost granite would be replaced with new granite indent and repointing would occur with lime mortar where needed. Neither the Conservation Officer nor Historic England raised any concerns with these works. However, Historic England have raised their disappointment with the lack of the reinstatement of the functionality of the fountain as a water feature. Officers are in agreement that bringing the fountain back as a water feature would result in an important heritage benefit, however, officers need to consider the application put forward. Subsequently, without this identified benefit, it is considered that the works to the fountain would have a neutral impact on the significance of the heritage asset.

Summary

- 10.20. NPPF paragraph 213 states that any harm to the significance of a heritage asset should require clear and convincing justification. Paragraph 219 states that local planning authorities should look for opportunities for development within the setting of heritage asset to enhance or better reveal their significance and proposals that better reveal its significance should be treated favourably.
- 10.21. Paragraph 215 states that where a development would lead to less than substantial harm, this should be weighed against the public benefits.
- 10.22. Section 16 of the Planning (LBCA) Act 1990 mandates that local planning authorities must have special regard to preserving the building, its setting, and its historic/architectural features when deciding to grant or refuse listed building consent.
- 10.23. As explained above, parts of the proposal would result in harm to the heritage assets. It is important to understand the overall impact of the works on the Listed Buildings to consider whether paragraph 215 is triggered. Below are tables of the summary of direct impacts from the main elements of the works on the listed structures.

Proposal	Direct Impact on Listed Structures
Relaying of Setts	High level of 'less than substantial harm'
Replacement of concrete slabs with setts	Positive
Installation of fixed stalls	Subject to condition - Neutral
Demountable stalls anchors	Neutral
Installation of trees	Neutral
Removal of one set of railings	Subject to condition – low level of 'less than substantial harm'
Repairing Fountain	Neutral
<i>Net Heritage impact</i>	<i>High level of 'less than substantial harm'</i>

Table 3 Summary of direct impact on the listed structures in Market Square

- 10.24. Paragraph 213 of the NPPF states that any harm to the significance of a heritage asset should require clear and convincing justification.

- 10.25. Officers acknowledge the work needed to the setts is required to significantly improve the accessibility of the market in terms of levels and slip resistance. Historic England have argued that the preferred option of cutting the top off the setts has not been fully justified, nor the use of flush mortar. However, there is a high footfall within Market Square and it is considered that the space needs to be fully accessible and be safe to walk on in wet weather. The cutting of the setts would significantly improve the grip of the setts.
- 10.26. The demountable stalls are required to be anchored to ensure that they can be used year-round.
- 10.27. The railings protect the two stairways into the basement. Following development, the basement would be opened and so only one entrance staircase is required. The second set of railings would no longer have a useful purpose and would act as an unnecessary obstruction.
- 10.28. Subsequently officers consider that the harm has been justified in accordance with Paragraph 213 of the NPPF.
- 10.29. As 'less than substantial harm' has been identified, paragraph 215 of the NPPF is therefore engaged and the harm needs to be considered against the public benefits of the scheme.
- 10.30. The proposed works are considered to significantly improve the accessibility of the Civic Quarter. The relaying and treatment of the setts would allow for safer conditions and make it possible for those with mobility impairments or those in wheelchairs to easily access the market stalls and move across the space. In conjunction with the flush surface it allows for improved access across the whole Civic Quarter as well as the market place. Due to historic nature of Cambridge, there are few spaces within the historic core for those in wheelchairs to easily move around safely and independently. The development would be an important step in improving accessibility within the city centre. Significant weight should be attached to this benefit.
- 10.31. The relaying of the setts would allow for the removal of the patches of concrete slabs. This would improve the consistency and legibility for the square's treatment and improve its appearance. Significant weight is attached to this benefit.
- 10.32. The works would result in additional greenery in a part of the city centre which is currently lacking in soft landscaping. This in turn would improve biodiversity within the area. Due to the constraints of the site the level of

new landscaping is somewhat limited and as such moderate weight should be attached to this benefit.

10.33. The rationalising of services such as trader’s bins being placed underground would result in a less cluttered public realm making for an improved environment for the users of the space. In addition, the new paving would improve some areas of existing paving that is currently poor. Moderate weight should be given to this benefit.

10.34. Officers consider that these benefits outweigh the identified harm. It is considered that the proposal is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and policy 61 of the Local Plan.

11. Third party representations

11.1. The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third party comment	Officer response
Poor Consultation	<p>Many third-party comments have raised that there has been poor public consultation with the traders and public. This is in regard to pre-application consultation by the applicant rather than the statutory consultation carried out by the Local Planning Authority.</p> <p>Sections 3.1 and 3.6 of the Design and Access Statement outlines the public and trader engagement respectively that the applicant completed.</p> <p>Whilst robust public engagement is encouraged within the planning process, it is not a reason to refuse a planning application</p>
Comments regarding any elements not directly related to the listed structures	<p>Many comments relate to elements of the scheme which have been considered under 25/04382/FUL which is the linked full planning application for the scheme. This listed building consent only deals with matters relating to elements directly affecting the listed structures.</p>

Table 3 Officer response to third party representations

12. Planning balance

- 12.1. Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 12.2. Summary of harm
- 12.3. Harm has been identified in relation to the heritage assets. The level of harm varies between each of the heritage assets, however, due to the lack of successful trials of setts at this to demonstrate exactly how much harm can be mitigated, officers have no choice to attach a high level of 'less than substantial harm' to the listed surface within Market Square. The harm has been summarised within table 4 of the report. Officers consider this should be given significant weight in the planning balance.
- 12.4. Summary of benefits
- 12.5. The proposed works are considered to significantly improve the accessibility of the Civic Quarter, particularly for users with mobility impairments. The re-laying and treatment of the setts would allow for a more level, safer surface for the market area which benefits from a high footfall. Due to the historic nature of Cambridge city centre there are large areas that are difficult to traverse for those with mobility disabilities, and the development would introduce an inclusive space in a central location. It is considered that this should be given significant weight.
- 12.6. The consistent paving across the space along with the removal of the concrete slabs on the listed surface of Market Square would allow for an increased legibility of the area. These visual improvements are considered to have significant weight.
- 12.7. Subject to sufficient management, the use of demountable stalls within the southern half of Market Square would result in a more flexible and open space which is beneficial to the designated public open space. As, the northern half of the site would contain more permanent fixed stalls, it is considered that this should be given moderate weight.
- 12.8. Taking all of the above into account, officers conclude that the development, on balance is acceptable. Officers iterate that this conclusion is finely balance and is reliant on further details which can be secured by conditions.

- 12.9. Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 16 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for **approval**.

13. Recommendation

- 13.1. **Approve** subject to:

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

14. 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.

3. Prior to the removal of any of the setts within Market Square, a methodology for the works to the historic setts shall be submitted to and approved in writing by the Local Planning Authority. The methodology shall include details of how the setts shall be lifted, carefully stored, treated and re-laid. The works shall be carried out in accordance with the approved details.

Reason: To ensure appropriate treatment methods are used and to ensure that the setts will not be unduly damaged to ensure important features of the listed structure are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

4. Prior to the removal of any of the setts within Market Square, a sample panel of reused setts, mortar mix and joint widths (including as a guide, 12 lines of setts per linear meter, joint widths of 10-20mm, in a lime based mortar recessed from the sett tops) to be approved by the Local Planning Authority and retained in-situ as a reference area. The re-laying works shall be carried out in accordance with the approved sample.

Reason: to ensure important features of the listed surface are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

5. Any additional setts which may be needed to make up shortfalls in the surface shall be agreed to in writing with the Conservation Officer. No additional setts shall be used without this prior agreement.

Reason: to ensure important features of the listed surface are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

6. Prior to the installation of any fixed stalls, the final details of the mechanism for the foundations shall be submitted to and approved in writing by the Local Planning Authority. The pedestal interface with the Listed setts shall be designed to be detachable at surface level. The works shall be carried out in accordance with the approved details.

Reason: To avoid permanent damage to the market surface should the stalls need to be renewed / altered in future in accordance with Policy 61 of the Cambridge Local Plan 2018

7. Prior to the installation of any in ground anchors for the demountable stalls, final details of the anchors shall be 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 important features of the listed surface are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

8. The setts shall continue underneath any fixed market stall positions.

Reason: So that the original extents of the finish of the market square are retained in accordance with Policy 61 of the Cambridge Local Plan 2018.