



25/04386/FUL – Corn Exchange, 2 Wheeler Street, 3 and 3A Parsons Court, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Market

Proposal: Refurbishment and extension of the Corn Exchange including addition of PV panels, changes to public realm, and alterations and extension to 3 Parsons Court and 2 Wheeler Street including change of use to drinking establishment

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. Principle of Development

2. Impact on Character and Appearance and Heritage Assets

3. Sustainability

4. Highway Safety

5. Residential Amenity

Recommendation: Approve subject to conditions

Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Planning background
11	Assessment
12	Principle of development
13	Design, layout, scale and landscaping and impact on heritage assets
14	Carbon reduction and sustainable design
15	Biodiversity
16	Water management and flood risk
17	Highway safety and transport
18	Cycle and car parking provision
19	Amenity
20	Third party representations
21	Other matters
22	Planning balance
23	Recommendation
24	Planning conditions

Table 1 Contents of report

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. The project aims to create an inclusive, attractive destination that enhances the civic heart of Cambridge. The applicants have engaged with the Local Planning Authority through numerous pre-applications under Planning Performance Agreements (PPAs) starting in 2024 and leading up to the formal submission of the application.
- 1.2 The applicant aims to strengthen the Corn Exchange's competitiveness, accessibility and sustainability. The development aims to upgrade acoustic performance and enhance food and beverage facilities within

Parsons Court, improving the customer experience whilst aligning with the Council's net zero and water neutrality ambitions.

- 1.3 The application seeks planning permission for refurbishment and extension of the Corn Exchange including addition of PV panels, changes to public realm, and alterations and extension to 3 Parsons Court and 2 Wheeler Street including change of use to drinking establishment.
- 1.4 Additional information has been submitted to the Local Planning Authority during the course of the application. Amendments include the submission of a site specific Flood Risk Assessment, points of clarifications made on the plans and responses to the consultee comments.
- 1.5 The principle of the change of use of, extensions and alterations to 2 Wheeler Street and 3/3A Parsons Court, and extensions and alterations to the Corn Exchange is supported.
- 1.6 All buildings within the site are Grade II Listed and the site lies within the Historic Core Conservation Area. Most elements of the proposal would have a neutral impact on these heritage assets, but a few discrete elements of the proposal, including plant extract detailing, would have a low level of less than substantial harm to the Conservation Area, Listed Building and setting of the neighbouring Listed Buildings.
- 1.7 The proposal would result in public benefits such as a large reduction in energy use, improved accessibility, internal improvements to the historic fabric, slight uplift in standing room capacity and improved acoustics to a concert venue. It is considered that these benefits outweigh the identified harm to the heritage assets.
- 1.8 The proposal seeks to make amendments to Parsons Court which is currently adopted highway. The intention to stop up this road is supported, however, this would be dealt with outside of the planning process. The buildings would remain as car free and it is considered that the level of cycle parking is acceptable in this instance. Subject to condition, it is considered that the proposal would be acceptable in highway safety terms.
- 1.9 Due to the site's location in the city centre, there are few neighbouring residential units. However, a Noise Impact Assessment has been submitted as part of the application and subject to conditions, the impact on residential amenity is acceptable.

1.10 Officers recommend that the Planning Committee **approve** the application subject to conditions as outlined at the end of this report.

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	No objection	6.1
Cadent Gas	No objection	6.7
County Highways Development Management	No objection	6.8
Ecology Officer	No objection	6.14
Environmental Health	No objection	6.15
Historic England	No objection	6.16
Landscape Officer	No objection	6.17
Sustainable Drainage Officer	No objection	6.18
Sustainability Officer	No objection	6.19
Urban Design Officer	No objection	6.21
Waste	No objection	6.25
Third Party Representations (24)	0 in support 21 in objection 3 neutral	7.1
Member Representations (0)		8.1

Local Interest Groups and Organisations / Petition (0)		9.1
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2. Site description and context

- 2.1 The application relates to the Corn Exchange, 2 Wheeler Street and 3 and 3A Parsons Court which are all Grade II listed buildings. The Corn Exchange is an existing concert venue that originally functioned as a trading hall for grain merchants. It is separated from the other buildings by Parsons Court which is a small dead-end highway. No.2 Wheeler Street is a two and a half storey terraced building that forms part of a group of listed buildings namely Nos.1-2 Wheeler Street and No. 1 Parsons Court. Nos.3 and 3A is a three storey building that forms part of a separate listing but is attached to the Wheeler Street properties. The upper floor of No.2 Wheeler Street does not form part of this application and is used by the restaurant next door (Pho) These buildings are currently used as the Corn Exchange Box Office and offices.
- 2.2 The site lies within the City Centre, Primary Shopping Area and the frontage of No.2 Wheeler Street is a Secondary Shopping Frontage. The site lies within the Historic Core Conservation Area and it lies within the setting of numerous Grade II listed buildings.
- 2.3 The building fronts Wheeler Street to the north and Corn Exchange Street and Parsons Court flank the side elevations. To the rear lies the Babbage Lecture Theatre, and the Grand Arcade Shopping Centre is located to the east.

3. The proposal

- 3.1 The application seeks planning permission for refurbishment and extension of the Corn Exchange including addition of PV panels, changes to public realm, and alterations and extension to 3 Parsons Court and 2 Wheeler Street including change of use to drinking establishment.
- 3.2 This application is for full planning permission and so only relates to the external alterations and change of use. There are numerous internal alterations proposed as part of the proposals, however, these will be considered in more detail within the consideration of the listed building application (25/04387/LBC). For clarification, the works related to the Corn Exchange are as follows:
- External New roof to main section and installation of PV panels;

- New window lanterns;
- Extension to rear (south) to create plant room with plant space above with roof screening and top mounted acoustic louvres and installation of MEP ducting;
- Reconfigure pitch and extension to hide plant on the roof over Parsons Court section and installation of attenuator louvres to Parsons Court and Wheeler Street elevations;
- New window lanterns;
- New entrance onto Parsons Court;
- Remove infill brick and reinstate three first floor windows to St Johns Bar;
- Existing surface within Parson's Court to be removed and replaced - primary material Yorkstone.

3.3 The application has been amended to address representations and further consultations have been carried out as appropriate. Amendments include clarification on the floor plans, provision of a Flood Risk Assessment and a provision of a plan showing the proposed area to be stopped up.

4. Relevant site history

Reference	Description	Outcome
25/04387/LBC	Refurbishment and extension of the Corn Exchange including addition of PV panels, changes to public realm, and alterations and extension to 3 Parsons Court and 2 Wheeler Street including change of use to drinking establishment	Under determination
25/03648/LBC	Installation of two LG LG49XE4F 49 inch Black Outdoor Display screens on the front elevation.	Under determination
C/83/0971	LBC for Conversion of Corn Exchange to multi-purpose hall - (Phase II)	Permitted
C/83/0970	Conversion of Corn Exchange to multi-purpose hall - (Phase II)	Permitted
C/82/0522	Conversion of multi-purpose hall (Phase I)	Permitted
C/81/0868	LBC for Conversion of Corn Exchange to multipurpose hall (Phase I)	Allowed at appeal
C/81/0119	Conversion of Corn Exchange to multipurpose hall and erection of annex	Permitted

Table 2 Relevant site history – **Corn Exchange**

Reference	Description	Outcome
09/0766/LBC	Installation of signage (Grade II Listed Building).	Permitted
09/0767/ADV	Installation of stainless steel letters with internal halo illumination to fascia and installation of one hanging sign (non-illuminated).	Permitted
07/0416/FUL	Redevelopment of Telephone Shop and former Age Concern day centre to provide new box office.	Permitted
07/0415/LBC	Redevelopment of Telephone Shop and former Age Concern day centre to provide new Box Office.	Permitted

Table 3 Relevant site history – **No.2 Wheeler Street and 3 Parsons Court**

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

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 1: The presumption in favour of sustainable development
- Policy 8: Setting of the city
- Policy 10: The City Centre
- Policy 11: Development in the City Centre Primary Shopping Area
- Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
- Policy 29: Renewable and low carbon energy generation
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood risk
- Policy 34: Light pollution control
- Policy 35: Protection of human health from noise and vibration
- Policy 36: Air quality, odour and dust
- 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 63: Works to a heritage asset to address climate change
- Policy 69: Protection of sites of biodiversity and geodiversity importance
- Policy 70: Protection of priority species and habitats
- Policy 73: Community, sports and leisure facilities
- Policy 79: Visitor attractions

Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.4 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

5.5 Other guidance

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cambridgeshire Design Guide For Streets and Public Realm (2007)

5.6 Area Guidelines

Cambridge Historic Core Conservation Area Appraisal (2015)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y – Affects a Listed Building and Conservation Area

Conservation Officer- No Objection

6.1 The proposed extension would be set back on Corn Exchange Street. Although visible from the raised walkway along the Grand Arcade car park, it would be seen in a context that includes the architecture of the

neighbouring David Attenborough Building. It is considered appropriate and sensitive.

- 6.2 The boxy ducting for Mechanical Extraction Plant (MEP) is also particularly apparent at the southern end of the building and it is regrettable that a less impactful solution could not be found. There would be some adverse impacts on the Conservation Area, however, the extensions would not have a wider impact due to its context.
- 6.3 It is considered that the replacement of the main roof and inclusions of PV panels would not harm the Conservation Area. The alteration to the roof on Parson's Court would have a neutral impact on the Conservation Area.
- 6.4 The low adverse impact of the proposed extension and ducting is balanced by the benefits such as the better revealing of the historic fabric internally. The MEP ducting is a high level and would be reversible.
- 6.5 No objections subject to conditions relating to details of MEP ducting and shop front alterations.
- 6.6 Officer comment: Members are reminded that these comments are applicable to the full element of the scheme only and any internal changes to the historic fabric would be dealt with under the listed building application.

Cadent Gas- No Objection

- 6.7 Request an informative as development is in close proximity to medium and low pressure assets.

County Highways Development Management - No Objection

Final Comments dated 23.02.2026

- 6.8 The Highway Authority maintains the position that any door should be recessed so that they do not open outwards over the public highway. However, it is noted that if the proposed stopping up of Parsons Court is successful this objection falls away.
- 6.9 Notwithstanding this, the Highway Act does allow a Public Building Exception and for public buildings this rule can be bypassed if the City Council and Highway Authority provide specific consent for the doors to open outwards.

- 6.10 Requests that any detail/hard landscaping/paving that fall outside of the application site be specifically excluded from any permission that the planning authority is minded to grant as these works are subject to a separate planning application to which the Highway Authority has raised an objection to.
- 6.11 Confirms that there are no objections to the proposed stopping up of Parsons Court. The applicant will need to determine the most appropriate legal mechanism to complete this process.
- 6.12 The original objection is withdrawn. This withdrawal is strictly subject to the caveats mentioned, specifically the successful legal stopping up of Parsons Court; the separate procurement of form consent for any outward opening doors and; the explicit exclusion of the landscaping works on Guildhall Street, Corn Exchange Street and Wheeler Street from this permission.
- 6.13 Requests a condition requiring the submission of a Traffic Management Plan.

Ecology Officer - No Objection

- 6.14 No objection subject to conditions relating to compliance, enhancement, lighting and green roofs.

Environmental Health- No Objection

- 6.15 No objection subject to conditions relating to construction hours, construction deliveries, amplified music, compliance with the noise impact assessment, acoustic screens, noise insulation scheme and banning of amplified music in outdoor areas.

Historic England- No Objection

- 6.16 No objections subject to finer details of the scheme which can be dealt with by condition.

Landscape Officer - No Objection

- 6.17 No comments but recommends that a hard landscaping condition is sought.

Sustainable Drainage Officer- No Objection

Final Comments dated 18.02.2026

- 6.18 Site is in an area at risk of surface water flooding which ranges from very low to high risk across the site. The submitted Flood Risk Assessment is acceptable. It is considered that the submission of a full Surface Water Drainage Strategy for the proposed drainage channels can be addressed by way of condition.

Sustainability Officer - No Objection

- 6.19 The proposed approach would deliver a significant improvement on the existing energy and carbon performance of the building. The reduction would be achieved by changing to an all-electric air source heat pump heating system, the addition of insulation to the roof, floor and back of house spaces, the installation of a new ventilation system and the installation of solar PV panels. The scheme will target 5 BREEAM Wat01 credits, however, it is noted that there is limited space for rainwater harvesting tanks. If 5 Wa01 credits are not possible than 4 credits will be achieved which is acceptable.
- 6.20 No objection subject to conditions relating to compliance with sustainability strategy and water credits.

Urban Design Officer - No Objection

- 6.21 Proposed changes refine it as an external social and pedestrian friendly courtyard that improves connectivity to the Corn Exchange and associated bar. This will activate the space. Should use high quality materials.
- 6.22 The changes to the roof above Parsons Court are acceptable and non-obtrusive terminated to the view looking south down Parsons Court.
- 6.23 Extension is an obvious and contemporary addition and is supported.
- 6.24 High level Mechanical Extraction Plant (MEP) ducting is identified on the submitted drawings and illustrated within the views. The ducting on the south east corner appears overly bulky and does not integrate well. However, the additional information provided adequately justifies the need for insulation and ducting. As such, this is acceptable in Urban Design terms.

Waste – Comment

- 6.25 A complete Waste Management Plan should evidence that sufficient consideration has been given to frequent HGV access, parking restrictions, bin store requirements. Can be controlled by way of condition.

Design Review Panel Meeting of 26 June 2025 (Appendix A of application 25/04382/FUL for full comments)

- 6.26 The whole of the Civic Quarter redevelopment scheme went to the Design Review Panel (DRP) in June 2025. In regard to the Corn Exchange, the DRP considered that the proposals to dramatically improve circulation in the foyers and access to the bars will really transform the visitor experience and the works to Parsons Court would be positive.
- 6.27 The sustainability specialist raised concerns about the underfloor cooling for the Corn Exchange as this could cause moisture and safety issues.
- 6.28 It was raised as to whether a canopy could be added to Parsons Court to extend its use within the winter months.

7. Third party representations

- 7.1 24 representations have been received, 0 in support, 21 in objection and 3 raising neutral comments.
- 7.2 Those in objection have raised the following issues:
- Principle of development
 - ‘Member Club’ not being compatible with Local Authority Values
 - Heritage impacts
 - Does not reflect the Corn Exchange character
 - Undermines the historic and social significance
 - Parson’s Court is a vital emergency exit and unloading area;
 - Concern about HGV movements and lack of disabled spaces;
 - Highway safety
 - Traffic and access management plan required;
 - Shared surfaces must avoid creating conflict;
 - Cycle parking provision
 - Lack of covered cycle spaces
 - Internal layout
 - Redesign does not reflect the Corn Exchange’s operational need;

- Would lead to a reduction in capacity
- Bar would cause congestion
- Inadequate provision of staff welfare/ offices/ storage
- Box office location would cause crowding at entrance
- Consultation:
 - Poor consultation with staff
- Safety:
 - Failed to consider fire safety regulations and upcoming Terrorism (Protection of Premises) Act requirements
- Economic Harm
 - Closure of 14-18 months would create economic harm
 - 'Members club' unrealistic

- 7.3 Those raising neutral comments have given the following reasons:
- Presents an essential opportunity to secure long-term future but have concerns as has been summarised above;
 - Support sensitive approach to heritage assets;
 - Welcome improvements to accessibility

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Member Representations

8.1 None received.

9. Local Groups / Petition

9.1 None received.

10. Planning background

10.1 The Corn Exchange was converted into its current use as a concert venue in the 1980s (C/83/0790 and C/83/0971). Since then, there have been numerous alterations to the building, however, these have not all been listed within table 2. There is a current application for the installation of outdoor display screens under determination, this is separate to the current application and would not impact the decision of this application.

- 10.2 No. 2 Wheeler Street and No.3 Parsons Court was converted into the box office following permission granted in 2007 (07/0416/FUL and 07/0415/LBC).

11. Assessment

- 11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
 - Design, layout, scale and landscaping and impact on heritage assets
 - Carbon reduction and sustainable design
 - Biodiversity
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Third party representations
 - Other matters
 - Planning balance
 - Recommendation
 - Planning conditions

12. Principle of Development

- 12.1 The application site comprises a concert venue, box office and public highway which lies within the City Centre. No.2 Wheeler Street lies within the Primary Shopping Area and is identified as a Secondary Shopping Frontage, however, the rest of the site lies outside it.
- 12.2 Policy 10 of the Local Plan states that the city centre will be the primary focus for developments attracting a large number of people and for meeting retail, leisure, cultural and other needs appropriate to its role as a multi-functional regional centre.
- 12.3 Policy 11 refers to Primary Shopping Areas where changes of use to another centre use will be supported provided:
- a. The proposal complements the retail function and makes a positive contribution to the vitality, viability and diversity of the city centre;
 - b. Provision is made for active function;
 - c. It would not give rise to a detrimental effect on the character or amenity of the area through smell, litter, noise or traffic problems.
- 12.4 The proposed works to the Corn Exchange would not result in a material change of use.

- 12.5 No.2 Wheeler Street and Nos.3 and 3A Parsons Court are currently in use as a box office with associated offices which is stated by the applicant as being Class E. The proposal would result in the conversion of these buildings to a drinking establishment which is Sui Generis, as such a change of use is proposed. Within the Planning Statement the applicant has confirmed that this establishment would operate independently of the Corn Exchange and so it would not be considered ancillary to the venue.
- 12.6 Table 3.1 in the Local Plan identifies a drinking establishment as a centre use that is suitable on all floors in a Primary Shopping Area. Wheeler Street and nearby Bene't Street comprise a mixture of restaurants, shops and a number of established public houses. It is considered that a drinking establishment would complement the retail and other uses which function in this area as it would add to the night-time economy. It would also help support the Corn Exchange when events are on, offering audiences an additional bar in close proximity. The new drinking establishment would have an active frontage. The impact on the amenity of the area through smell, litter, noise or traffic problems are considered in more detail below.
- 12.7 It is noted that Policy 11 also states that on Secondary Shopping Frontages that retail (A1) uses should remain the predominant use. However, this was adopted prior to the changes to the new Use Class Order and A1 use class no longer exists. The other restaurants on Wheeler Street are Class E and so can be converted to retail without planning permission. Class E is the predominant use in the immediate area.
- 12.8 Concerns have been raised in regard to the 'Members Lounges' on the upper floors. They were labelled as 'Members Lounges' on the plans, however, within the Design and Access Statement they are referred to VIP spaces details of which will be developed. Officers have sought clarification and the plan room labels have been altered to 'VIP Experience Room'. The cover letter attached with amendments (dated 05 February 2026) clarified that this is for the Corn Exchange to be able to diversify the ticket offer and add a potential revenue stream by offering VIP tickets, holders of those would have access to these rooms. Officers are content that these rooms are not for a private members club, do not represent a separate planning unit and as such the proposed use falls within and is ancillary to the proposed drinking establishment use. This is a business / commercial matter and not one for the Local Planning Authority to consider.

- 12.9 Parson's Court is currently an adopted public highway. The proposal if approved, would necessitate a separate application to 'stop up' the road which the Local Highway Authority has confirmed they would be agreeable to, however, this is a process that is to be done outside of the planning process and not a matter for this application. The issues surrounding the stopping up of Parson's Court would be considered within the Highway Safety element of the report.
- 12.10 Subsequently, subject to all other material considerations, the proposal is acceptable in principle.

13. Design, layout, scale and landscaping and impact on heritage assets

- 13.1 The proposal seeks permission for the refurbishment and extension of the Corn Exchange, including the addition of PV panels, alterations to the public realm and alterations and extensions to No.3 Parsons Court and 2 Wheeler street to allow a conversion to a drinking establishment.
- 13.2 Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018) seek to ensure that development responds appropriately to its context, is of a high quality and reflects or successfully contrasts with existing building forms and materials
- 13.3 The Corn Exchange, 2 Wheeler Street and 3/3A Parsons Court are all Grade II Listed Buildings. The site lies within the Historic Core Conservation Area. There are a number of Grade II Listed Buildings in close proximity to the application site including the Old Library and the Guildhall to the north, Honest Burger (The former Red Cow Public House) to the east, 1 Parsons Court, 1 Wheeler Street, 10 and 11 Peas Hill and 16 Bene't Street (Zizzi) which form part of the row of buildings in which the box office lies.
- 13.4 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 13.5 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 13.6 Para. 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Para. 213 states that ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...’ Para.215 states ‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.
- 13.7 Policy 61 of the Local Plan aligns with the statutory provisions and NPPF advice.
- 13.8 This application is for full planning permission and so only relates to the external alterations and change of use. There are numerous internal alterations proposed as part of the proposals, however, these will be considered in more detail within the consideration of the listed building application (25/04387/LBC).

Corn Exchange – Rear Extension with Plant and Mechanical Extraction Plant (MEP) Ducting

- 13.9 The proposal includes a first floor and second floor extension to the rear of the Corn Exchange. The extension would infill the area between the south porch on Corn Exchange Street and the projecting element on Parsons Court. It would have a maximum depth of 7.7 metres and would follow the footprint established on the ground floor. It would be characterised by a flat roof with a maximum height of 12 metres above the street level. It would be clad with rainscreen aluminium which would benefit from patterns to match the features from the existing elevation realised through perforations, embossing and debossing to create texture.
- 13.10 Plant and associated screening would be installed on the roof of the extension. The screen would be set slightly back from the wall of the extension and would have a height of 2.9 metres resulting in a total height of 14.9 metres above street level. The screening would comprise acoustic louvres with perforated aluminium panels.
- 13.11 Next to the plant screen there would be MEP ducting atop the roof of the main hall. The ducting would be slightly higher than the plant screen and

would be 15.6 metres above street level. It would be clad in aluminium rainscreen cladding.

- 13.12 Due to the height of the extension and plant screen, this element of the proposal would be visible from Corn Exchange Street. However, it would be set back behind the porch and as such minimises its visibility from street level. However, it would be more visible from the raised walkway which runs alongside the Grand Arcade car park. However, due to the set back from Corn Exchange Street along with the use of modern materials it is considered that the extension and plant screen would read clearly as a contemporary addition, distinct from the Listed Building and it is considered to be an appropriate and subservient addition.
- 13.13 It is acknowledged that the MEP ducting is boxy and would be noticeable and Officers consider that this is not ideal. Within the Cover Letter attached within the amendment pack, the architect has responded to the Urban Design Officer's concerns explaining that the size of the unit is necessary for the required airflow to be delivered from a compact plant location. It is also confirmed that the cladding and insulation would be installed as tightly as possible to the ductwork. The Urban Design Officer considered this response and is content that the ducting has been justified.
- 13.14 Whilst noting the MEP ducting appearance is not ideal, it is soundly justified. Officers note that this element would be read in conjunction with the existing David Attenborough building to the south which is a large box-like building, and it would be in the setting of the eastern elevation of the University Student Services building and the Grand Arcade car park which are modern dominant buildings within the area. Subsequently, the level of harm is lessened due to its location.
- 13.15 Subsequently, it is considered that the proposed extension and associated plant including ducting would have an acceptable impact on the character and appearance of the existing building and surrounding area. It would result in a low level of 'less than substantial harm' to the character and appearance of the conservation area and to the setting of the listed building.

Corn Exchange – Main Hall Roof and PV Panels

- 13.16 The roof over the main building of the Corn Exchange is zinc and it is understood to have been introduced as part of the 1980s conversion works. The proposed replacement would be aluminium standing seam covering would be of similar appearance to the existing.

- 13.17 As the existing roof is a modern intervention there are no concerns with replacing its materials. The proposed roof would be of a similar appearance to the existing roof. The repeated vertical seams offer a pattern that can accept PV panels to be arranged to avoid a visually distracting or ad-hoc pattern on the roof. Subsequently, it is considered that these works would not impact the building's significance.
- 13.18 The main roof of the Corn Exchange would not be seen in short or medium views with other sensitive roofscapes. Solar panels are a common feature within the Historic Core even on historically important buildings such as on the Kings College Chapel. Subsequently, it is considered that the addition of the PVs in this case would not harm the character or appearance of the conservation area.

Corn Exchange – Parsons Court Roof Re-profiling

- 13.19 The proposals involve an alteration to plant on the roof that faces Parsons Court and as such, alterations to the roof are required.
- 13.20 The roof would be raised by approximately 1.5 metres, the north facing pitch would be made steeper and the west facing hipped roof would be altered to be a gable end. Louvres would be added to the roof plane. The new roof would be finished in the previously removed slates to maintain a similar overall visual appearance.
- 13.21 It is considered that this approach successfully screens the plant and creates an acceptable solution and non-obtrusive termination to the view looking south down Parsons Court. The Council's Conservation Officer has confirmed that this element of the proposal would have a neutral impact on the Conservation Area and as this is a less sensitive part of the building, the alteration would have little impact on the significance of the listed building.

Corn Exchange – New entrance

- 13.22 A new entrance door would be installed on the western elevation facing Parsons Court. This would create a step free access to the Foyer and an additional fire escape. It would be installed in an existing opening and would not have an impact on the character and appearance of the existing building, would not impact the significance of the listed building and would not impact upon the wider Conservation Area.

2 Wheeler Street and 3/3A Parsons Court – Change of use

13.23 The proposals would result in a change of use from a box office and offices (Class E) to a drinking establishment (Sui Generis). Wheeler Street comprises restaurants and bars and so it is considered that this use would be in keeping with the character of the immediate area. The change of use would not have an impact on the heritage assets.

2 Wheeler Street and 3/3A Parsons Court – New shopfront

13.24 The change of use would result in a minor change to the shop front resulting in the reduction of the size of the windows and a relocation of the entrance door from a central position to one side. It would be similar in appearance to the Vietnamese restaurant (Pho) next door and be subject to final details which can be secured by way of condition. The alteration would have a neutral impact on the character, appearance and significance of the conservation area and listed buildings.

2 Wheeler Street and 3/3A Parsons Court – Ground floor extension

13.25 The proposal involves the erection of an extension within the courtyard of these buildings, to the rear of the buildings. This would involve the removal of the existing pitched roof located between Nos.3 and 4 Parsons Court and it would be replaced with a flat roof. This would involve the minor increase of the eaves level by 0.2 metres. The existing door would be replaced with a new one.

13.26 Due to the existing wall and roof of this area, and its location within the closed courtyard of the buildings, the extension would not be overly visible within the public realm. There would be no wide or medium views of it, and it would have a neutral impact on the character and appearance of the conservation area and the setting of the listed building.

Parsons Court – Public Realm

13.27 The proposal assumes the stopping up of Parsons Court (a separate process under the Highways Act 1980) which is currently a public highway and proposes alterations to the public realm in this area.

13.28 The existing concrete block paving in a herringbone pattern would be replaced with York Stone Paving, with resin bound gravel around the western side of the Corn Exchange.

13.29 Parsons Court is currently a service lane for the Corn Exchange as well as providing access to Nos. 3 and 4 and egress from the Corn Exchange after events or in the case of a fire. The street is currently used to store

refuse bins and adhoc car parking and as such, it is considered that the quality of the area is diminished. Waste containers located in Parson's Court currently serve the Corn Exchange, Giggling Squid and Sticks 'n' Sushi. Waste generated by the Corn Exchange will be stored externally in a newly created storage area which is located to the side of the Parson's Court element of the Corn Exchange. The waste for the other commercial buildings is proposed to be moved to the Guildhall.

- 13.30 It is considered that the proposed changes have the potential to create a high quality, pedestrian courtyard which would provide a connection between the Corn Exchange and new bar within the Wheeler Street/ Parsons Court buildings. Officers considered that this would help to re-establish Parson's Court as a 'Cambridge Yard' and would create a small and adaptable working space connected to surrounding uses. The final detailing of the landscaping can be secured by way of condition.
- 13.31 Officers considered that the changes to Parsons Court would result in an enhancement to the Conservation Area.

Summary

- 13.32 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 policies 55, 56, 58, 59 of the Local Plan and the NPPF.
- 13.33 In terms of impact on the heritage assets, the below table summarises the impact on the listed buildings and conservation area.

Area	Proposal	Impact on Conservation Area	Impact on Listed Building
Corn Exchange	Extension and MEP plant and ducting	Low end of less than substantial harm	Low end of less than substantial harm
	Replacement roof and PV panels	Neutral	Neutral
	Parsons Court Roof Extension	Neutral	Neutral
2 Wheeler Street/ 3/3A Parsons Court	Change to shop front	Neutral	Neutral

	W/C Extension in courtyard	Neutral	Neutral
Net Heritage Impact		Low end of less than substantial harm	Low end of less than substantial harm

Table 4 Summary of heritage impact

- 13.34 Subsequently, proposals would result in a low level of less of substantial harm to both the Conservation Area and Listed Buildings. It is noted that the Conservation Officer refers to a bettering of the internal fabric from the scheme, however, internal works cannot be considered under this application so cannot be considered as part of the 'net' or 'internal' heritage balance and will be considered under the listed building consent.
- 13.35 It is considered that the limited harm to the heritage assets has been fully justified as there are clear and convincing reasons for the work. With regards to the setting of listed buildings in close proximity to the application site, it is considered that due to the position of the extension and ducting to the rear of the building, the experience of the frontage of these buildings would not be detrimentally impacted by the proposed changes.
- 13.36 As less than substantial harm to the Listed Buildings within the site and the Conservation Area 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. Sections 66 and 72 of the Planning (LBCA) Act 1990 state that special regard shall be placed on preserving or enhancing the special interest of a listed building or the character or appearance of a conservation area.
- 13.37 The Corn Exchange is a public building, although it is noted that it is not open to the general public to walk in and is restricted to ticket holders. The scheme would result in a 61-79% reduction in energy use reducing the carbon footprint, more details of this are explained in the section below. This is considered to be a significant environmental public benefit. Accessibility of the building would also be improved with a new step free door from Parsons Court. It is considered that these improvements would help to modernise the building and secure its use as a concert venue long term.
- 13.38 It is considered that these public benefits should be given significant weight and Officers consider that these benefits outweigh the identified heritage harm.

13.39 It is considered reasonable to add a condition requesting the details of the external materials. It is noted that the Conservation Officer has requested conditions requiring more information. These have been added to the linked listed building consent application and so there is no need to repeat them under this application.

13.40 The proposal is compliant with Policy 61 of the Local Plan and the provisions of the NPPF. It is considered that these public benefits should be given significant weight and Officers consider that these benefits outweigh the identified heritage harm.

14 Carbon reduction and sustainable design

14.1 The application is supported by a Sustainability Section with the Design and Access Statement (Part 6). The proposed approach to sustainability and energy reduction includes the installation of an all-electric air source heat pump, insulation to the roof, auditorium floor and back of house spaces, the installation of a new ventilation system and the installation of 206 PV panels.

14.2 The application has been subject to formal consultation with the Council's Sustainability Officer. They have advised that whilst the listed status of the building does limit the measures that can be implemented, the proposed approach will deliver a significant improvement on the existing energy and carbon performance of the building. It is considered the proposed works would have a potential for 61-79% reduction in energy use and solar panels would generate 56,240kWh/year resulting in a reduction of 9,995kgCO₂e.

14.3 In addition, the proposals include undertaking embodied carbon optioneering studies to inform plant choices in relation to the choice of air source heat pumps and domestic hot water strategy. Consideration is also being given to reusing materials already within the Corn Exchange, including flooring within the main hall, bar equipment, lighting, the accessible lift and theatre equipment where possible.

14.4 The proposed approach to carbon reduction is welcomed and the final details can be secured by way of condition.

14.5 In terms of water efficiency, the current water use of the Corn Exchange is 7000 cubic metres/year and 430 cubic metres/year for Parsons Court. The upgrades to the existing fabric include replacement of water fittings with water efficiency fittings in line with BREEAM Wat01 5/5 credits to reduce water

consumption. Due to the increase in intensity there would be an increase in potable water, however the project aims to reduce the potable water usage as much as possible but is not aiming to achieve water neutrality. The option of using recycled condensate water is being investigated as an alternative to rainwater re-use due to the space constraints limiting the integration of large rainwater harvesting tanks. If 5 Wat01 credits are not achieved, then 4 Wat01 will be achieved and example specifications have been provided for both options. This is considered acceptable and can be secured by way of condition.

- 14.6 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with policies 28 and 29 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

15 Biodiversity

- 15.14 The application is supported by a statutory BNG metric, Preliminary Ecological Appraisal (PEA), Preliminary Roost Assessment (PRA), Bat Emergence Survey and Biodiversity Net Gain Plan.
- 15.15 The site consists of buildings and sealed surfaces. The PEA found no evidence to suggest a protected specified licence will be required; however, it has recommended non-licensable reasonable avoidance measures to remove any residential risk of harm or disturbance to protected or priority species.
- 15.16 The Corn Exchange and 3 Parsons Court were assessed as having the potential to support roosting bats and as such a PRA and emergence survey was undertaken. No evidence of bats was found using either building but these surveys recommended precautionary measures and mitigation that can be secured by way of condition.
- 15.17 The proposal would not meet the criteria to provide a 10% biodiversity net gain as the amount of habitat impacted would be de-minimis. Notwithstanding that the application is exempt from BNG, a metric has been submitted across the whole Civic Quarter re-development resulting in an increase of 0.3 habitat units, mainly in the form of planting within the Market Square application (25/04382/FUL). Whilst this is welcome it is not a requirement and so there is no reason to link the applications to ensure that the BNG on another application is provided.
- 15.18 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends

several conditions to ensure the protection and enhancement of species is delivered. All conditions are considered reasonable with exception to the submission of the lighting report. The site is located in an urban area where lights are prevalent. This condition is considered to be unreasonable. Officers are satisfied that the proposed development complies with policy 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

16 Water management and flood risk

- 16.14 The site is in Flood Zone 1 and is therefore considered at low risk of fluvial flooding, however, it is at a low to high risk of surface water flooding.
- 16.15 The applicants have submitted a Flood Risk Assessment which has been reviewed by the Council's Sustainable Drainage Engineer. They have confirmed that the surface and foul water will connect to existing surface and foul water drainage systems. The site proposes new drainage channels along Corn Exchange Street and Parsons Court. This is considered to be acceptable, and the submission of a full Surface Water Drainage Strategy can be secured by way of condition.
- 16.16 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

17 Highway safety and transport impacts

- 17.14 The proposal involves alterations to Parsons Court which is currently an adopted highway. The scheme, if approved, would be subject to a separate process under the Highways Act 1980 to stop up the highway and use it for an external outdoor space.
- 17.15 The application is supported by a Transport Assessment which covers all elements of the Civic Quarter redevelopment.
- 17.16 Whilst the proposal would result in an increase in the maximum capacity of the venue from 1,586 to 1,628. It is stated within the Transport Statement that this would only result in an increase of approximately 42 people or up to 192 for a limited number of shows. Due to the low increase of maximum attendees compared to the maximum capacity of the venue, it is considered that the small uplift in trips can be accommodated by the existing transport infrastructure.

- 17.17 The Local Highways Authority have been consulted on the application. Whilst they have significant concerns regarding the wider Civic Quarter redevelopment, they have stated that they would have no objection to the stopping up of Parsons Court. This will be dealt with by way of a S247 of the TCPA or 116 of the Highways Act and will be separate to this planning permission.
- 17.18 However, concerns have been raised regarding the doors that open onto Parsons Court as they open outwards over the public highway. Whilst the Highways Authority agree to the stopping up of this land, at present it still is considered to be public highway and so the opening of doors over the highway would constitute a dangerous obstacle and so it is unacceptable to the Highways Authority. However, they have confirmed that the Highway Act does allow for a Public Building Exception and this rule can be bypassed if Cambridge City Council and Highway Authority provide specific consent. This is done outside of the planning process and an informative can be added to remind the applicant of the requirement to gain consent.
- 17.19 One of the doors in question is existing and currently open outwards onto the highway and it is not for this application to overcome this. There is a new set of doors on the side of the Corn Exchange to enter into the foyer and a new set of doors on the eastern elevation of 3 Parsons Court for access into the proposed toilets.
- 17.20 The applicant has confirmed that the need for the doors to open outwards is for fire regulations. Parsons Court is not a through road and so has few pedestrians within the area. At present there are multiple bins, bollards and at times parked cars which already add obstacles. As such, Officers consider that the new doors opening outwards onto the space would not worsen the highway safety of Parsons Court. In addition, as the road is proposed to be stopped up, any safety issues in regards to public highway safety would be temporary in nature. Notwithstanding this, there would be a potential conflict of the doors opening outwards with pedestrians in Parsons Court regardless of whether it remains highway land or becomes private land. As such, it is considered reasonable to add a condition requiring details of how the doors would be able to be opened safely by way of barriers or signage.
- 17.21 Notwithstanding the concerns regarding the doors, the Local Highways Authority have no objection subject to the submission of Traffic Management Plan which can be dealt with by condition. It is noted that they also request that any works outside of the site, such as the works to Guildhall Street, Corn Exchange Street and Wheeler Street be specifically excluded from any permission. The proposals for the public realm have been shown on some of the plans, albeit in a paler colour. As these works are outside the red line,

Officers are satisfied that any permission for this application does not include any works outside the red line and the plans are illustrative only. Notwithstanding this, an informative will be added to ensure that this is made clear to the applicant.

- 17.22 Concerns have been raised by third parties regarding Parsons Court being used as part of the social realm as it is used for emergency vehicle access and is a main fire escape route. These concerns are noted and the submitted images do suggest table and chairs being located within this area. As such, it would be considered reasonable to request a management plan by way of condition to ensure that the emergency route can be effectively managed when needed, especially when an event is on at the Corn Exchange.
- 17.23 Concerns have been raised by third parties regarding the movement of HGVs. How larger vehicles service the site is not being changed under the proposals and so this is not a material planning consideration.
- 17.24 Subject to conditions Officers consider that the proposal accords with the objectives of Policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

18 Car and cycle provision

- 18.14 Policy 82 states that planning permission will not be granted for developments that would be contrary to the parking standards as set out in Appendix L. For concert halls inside the parking zone there should be disabled car parking and 1 space for every 2 staff and 2 cycle spaces for every 5 members of staff with 1 short stay space for every 4 seats.

Cycle parking

- 18.15 The transport statement states that the number of staff at the Corn Exchange is likely to vary but it is estimated 48 staff in a 'worst case' scenario. This would equate to a requirement of 20 cycle spaces. Currently, there are 3 Sheffield stands beneath the external staircase with which provide space for 6 cycle spaces. The proposal plans show that these stands would remain. The Transport Statement refers to staff using the proposed cycle parking provision in the Guildhall as the need for the Corn Exchange would be at different times for the need for the Guildhall. However, this application is separate to the application for the Guildhall and it is not possible to rely on a provision that may not be brought forward. However, the site is highly constrained and paragraph L.18 states that some flexibility is applied to the standards for constrained sites within the Historic Core There would be no reduction in

cycle parking on site, and due to its city centre location, there are plenty of public cycle stores within easy walking distance of the site including a large cycle park at the Grand Arcade subsequently officers considered that the staff cycle parking provision would be acceptable.

- 18.16 In terms of visitor spaces, a 2024/2025 survey as outlined within the Transport Statement shows that only 2% travel to the venue by cycling. This is very low and it is considered that the existing cycle parking in close proximity to the site – which is highly constrained - would accommodate these visitors.

Car parking

- 18.17 The submitted Transport Statement shows that in 2024/2025 the majority travel to Corn Exchange do so by car (78%). There is no car parking on site and as such, the 'last' mile of the journey is undertaken by foot.
- 18.18 Whilst there is evidence that on some occasions cars park along Parsons Court, this is ad hoc, informal and would block the public highway. The nearest car park is at the Grand Arcade which has 950 spaces and is at most 300m from the venue. There are 5 existing Blue Badge spaces along Peas Hill and Guildhall Street in very close proximity and there are 35 spaces in the Grand Arcade.
- 18.19 Subsequently, as the car parking provision would remain as existing and that the uplift in capacity being limited, it is considered that this is acceptable.

19 Amenity

- 19.14 The closest residential unit is at the Cambridge University Catholic Chaplaincy, Fisher House, Guildhall Street. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant additional amenity impacts in terms of overlooking, loss of daylight, or enclosure.
- 19.15 The nearest Noise Sensitive Receptors (NSR) are the David Attenborough Building and Cambridge University Admissions Office to the south and south west respectively. Neither are residential properties.
- 19.16 A Noise Impact Assessment has been submitted and reviewed by the Council's Environmental Health Officer. They have raised no objections subject to conditions relating to construction hours/ deliveries, closing of doors where amplified music/voice is used at both buildings, further details of plant/equipment, noise assessment and mitigation scheme for the Corn Exchange Foyer and Auditorium and the prohibition of amplified music/voice

in Parsons Court. These conditions are considered to be reasonable to protect neighbouring noise sensitive receptors from undue disturbance.

19.17 Subsequently, the proposal adequately respects the amenity of its neighbours. Subject to conditions, the proposal is compliant with policies 35 and 58 of the Local plan.

20. Third party representations

20.1 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
Internal Layout	<p>There have been many third-party comments regarding the internal layout not being fit for purpose with concerns around congestion at the bars, inadequate provision for staff welfare and offices and that it does not represent the operational need.</p> <p>These comments relate to the internal layout of the Corn Exchange which are not considered under the full planning element of the scheme. Notwithstanding this, the concerns relate to the management of building, and it is not for the Local Planning Authority to comment.</p>
Poor Consultation	<p>Many third-party comments have raised that there has been poor public consultation with the staff. 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>Section 3.3 of the Design and Access Statement outlines the public engagement 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>
Economic Harm	<p>Concerns have been raised regarding the closure during the construction works and the impact on the economy and the profitability of the Corn Exchange.</p>

	It is not for the Local Planning Authority to consider the viability of a business unless it is specifically stated within a policy, which in this case is not relevant. It is a matter for the applicants to consider their business model.
Fire Regulations/ Terrorism (Protection of Premises) Act 2025	Fire regulations would fall under the remit of Building Control and fire regulations, and Terrorism Act requirements would fall under the operational procedures.

Table 3 Officer response to third party representations

21. Other matters

Waste

- 21.1 The Shared Waste Services have commented on the application requesting a Waste Management plan. Further informal discussions have been had with the waste team and it is considered that as the waste management is to continue as existing this is considered to be unreasonable. Whilst the refuse storage would be moved to the side of the Parsons Court projection of the Corn Exchange, it would be down to the buildings management to move these to an acceptable pick-up point agreed with the Waste Services.

22. Planning balance

- 22.1 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).

Summary of harm

- 22.2 By reason of the rear extension, roof plant and MEP boxing there would be a low level of less than substantial harm to the setting of the listed buildings and the character and appearance of the Historic Core Conservation Area. Officers consider that this harm has been justified due to the need to increase energy efficiency.

Summary of benefits

22.3 The proposal would result in a 61-79% reduction in energy use which is considered to be a significant public benefit. The proposal would result in improved acoustic performance and there would be a minor uplift in standing capacity from 1586-1628. Accessibility of the building would also be improved with a new step free door to Parson's Court. It is considered that these improvements would help to modernise the building and secure its use as a concert venue long term.

22.4 Subsequently, Officers consider that the benefits outweigh the identified low level of harm.

22.5 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) 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

23. Recommendation

Approve subject to:

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

24. Planning conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning 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 73 of the Town and Country Planning Act 1990.

3. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning

Authority. The principal areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking (wherever possible all such parking should be within the curtilage of the site and not on street).
- iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: in the interests of highway safety in accordance with paragraph 116 of the NPPF.

4. Prior to the commencement of development, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority.

It shall include/ adhere to the following:

- a) A phasing and co-ordination programme, relative to other Civic Quarter works
- b) Contractor's parking and access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, their signing, monitoring and enforcement measures.
- c) Control of dust, mud and debris on the highway.
- d) Construction and demolition (except for loading and unloading) shall be carried out only between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- e) Delivery hours for muck away, demolition and construction purposes. The hours submitted for approval shall include an assessment of the daily number and type of vehicles required and an assessment as to how vehicles would safely access / exit the site include tracking / swept path analysis. The submission should include a highway safety audit / assessment to support the proposed times and include provision for banks person(s). The delivery times shall be carried out only within the agreed hours and shall at no time should any deliveries take place after 1300 hours on Saturdays and at no time

on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.

f) Prior notice and agreement procedures for works outside agreed limits and hours.

i) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.

j) Screening and hoarding details.

k) Consideration of sensitive receptors.

l) A Community Liaison Plan to inform the community in respect of:

- the construction required to facilitate the development
- contractor point of contact, complaints procedures, including complaints response procedures

m) Membership of the Considerate Contractor's Scheme.

The development shall be undertaken in accordance with the agreed plan.

Reason: To safeguard the safety, health and quality of life of existing residential occupiers and users of the City centre in accordance with policies 35, 36 and 56 of the Cambridge Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

5. Prior to any works commencing on site, a detailed noise impact assessment of the Corn Exchange - Foyer and Main Auditorium uses on neighbouring premises and a noise insulation scheme or other noise control measures as appropriate, in order to minimise the level of noise emanating from the said Foyer and Main Auditorium shall be submitted to and approved in writing by the local planning authority. Any such noise insulation scheme shall have regard to but not exhaustively the following:
 - Nature / type of uses and events to be held.
 - Sound system setup - incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority.
 - All in-house sound system speakers to be resiliently mounted / isolated to reduce structural transmission and re-radiation of noise externally.
 - Noise egress, airborne, structural and flanking sound via building structural elements.
 - Building Façade Design - Building fabric, glazing, openings and ventilation systems acoustic performance.
 - Adequate alternative ventilation should be provided to ensure external doors and windows remain closed.
 - Premises entrances / exits and any associated external spaces and patron noise.

- There should be a cut-out device fitted to external entrance / exit doors, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated / ceased.

Any required noise insulation/mitigation scheme shall be carried out as approved prior to the first use of the building, following development and retained..

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

6. Prior to the mechanical services equipment / plant and associated acoustic screening / enclosures on the roof as approved being installed, the details / specifications of all plant / equipment selection (to include operational sound power noise data), the acoustic solid screening (screen / partial or full enclosure - to include confirmation of height / length and acoustic performance / sound reduction index - Rw) and any in-duct attenuators (fresh air intake and exhaust with the acoustic insertion losses), all as referenced in the submitted 'Cambridge Corn Exchange: Noise Impact Assessment - P01, 15th September 2025', by Max Fordham LLP (MFLLP) Acoustics Team shall be submitted to the Local Planning Authority for approval in writing.

The details and specifications shall demonstrate compliance in accordance with the assumptions / recommendations and operational noise levels within the said Max Fordham LLP (MFLLP) Acoustics Team report.

The details / specifications as approved shall be installed and retained / maintained thereafter.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

7. No development to hard landscaping works on Parson's Court, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include where appropriate:

- a. Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b. Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c. Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d. Details of the proposed attenuation and flow control measures;
- e. Site Investigation and test results to confirm infiltration rates;
- f. Temporary storage facilities if the development is to be phased;
- g. A timetable for implementation if the development is to be phased;
- h. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i. Details of the maintenance/adoption of the surface water drainage system;
- j. Measures taken to prevent pollution of the receiving groundwater and/or surface water

The scheme shall subsequently be implemented in full in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation program agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and prevent the increased risk of flooding (Cambridge Local Plan 2018, policies 31 and 32)

8. No development shall take place above ground level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development

does not detract from the character and appearance of the area.
(Cambridge Local Plan 2018 policies 55, 58 and 61).

9. No occupation shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

10. No construction of the biodiverse (green) roof(s) shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority.
 - a) The means of access for maintenance
 - b) Plans and sections showing the make-up of the sub-base to be used which may vary in depth from between 80-150mm
 - c) Planting/seeding with an agreed mix of species (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum)
 - d) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation
 - e) A management/maintenance plan for the roof(s)

The roof(s) shall be constructed and laid out in accordance with the approved details and planting/seeding shall be carried out within the first planting season following the practical completion of the roof. The roof(s) shall be maintained as such in accordance with the approved management/maintenance plan.

The roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018 policy 31).

11. No development to hard landscaping works on Parson's Court, shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);
- f) an implementation programme;
- g) A scheme for pedestrian safety in relation to the doors that open outwards over Parsons Court (including methods to make the public aware of potential obstacles caused by the doors such as but not limited to barriers, or signage)

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

12. The Corn Exchange shall not be brought back into use as a concert venue following its closure to enable the hereby approved improvement and extension works to be carried out, until a Public

Realm Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The Management Plan shall:

1. Set out the arrangements for the day-to-day management and maintenance of the public space;
2. Include details of how emergency access to and from the Corn Exchange will be safeguarded and maintained at all times;
3. Identify the body or organisation responsible for the long-term management and maintenance of the area; and
4. Include mechanisms for monitoring, review, and ongoing compliance.

The development shall thereafter be carried out and maintained in accordance with the approved Management Plan.

Reason: In the interests of public safety and to ensure that an emergency route can be effectively managed when needed in accordance with Policies 56 and 59 of the Cambridge Local Plan 2018.

13. Prior to the occupation of the proposed development, or as soon as reasonably practicable after occupation, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of between 4 and 5 Wat01 credits. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

14. The development hereby approved shall not be used as a concert venue until the approved sustainability strategy, including energy, carbon and water efficiency, as set out in the Design and Access Statement, Cartwright Pickard, October 2025, Revision P01 has been implemented in full. Any associated renewable and/or low carbon technology shall thereafter be retained and remain fully operational in accordance with the approved details.

Reason: In the interests of reducing carbon emissions and to make efficient use of water (Cambridge Local Plan policy 28 and Greater Cambridge Sustainable Design and Construction SPD 2020).

15. Prior to the use of the concert venue, the ecological mitigation shall be carried out in full in accordance with the details contained in Preliminary Ecological Appraisal Version 2.0 dated 23 October 2025 by MKA Ecology and the Preliminary Roost Assessment Version 2.0 dated 28 October 2025 by MKA Ecology. The ecological measures shall thereafter be retained for the lifetime of the development.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018, policy 57, 59 and 70)

16. When amplified music / voice is used and played within the Corn Exchange - Foyer and Main Auditorium, all external windows and doors directly to these areas and apart from the main Corn Exchange external entrance doors shall be kept closed at all times.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

17. When amplified music / voice is used and played within 2 Wheeler Street / 3 Parson's Court bar areas, all external windows and doors directly to these areas and apart from the main external entrance doors shall be kept closed at all times.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

18. Amplified music / voice is not permitted in and shall not be transmitted into any external open-air areas.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

Informatives

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works
2. The applicant should seek a Public Building Exception to gain specific consent for the existing and proposed doors that open outwards over the public highway to regularise them.
3. Notwithstanding the approved plans the permission granted only relates to the works located within the red line as per the location plan. Any works shown on the plan outside the red line relate to a separate application and do not have permission under this application.
4. A premises licence may be required for this or parts of this development (Small and Large Halls) in addition to any planning permission. A premises licence under the Licensing Act 2003 may be required to authorise:
 - The supply of alcohol
 - Regulated entertainment e.g.
 - Music (Including bands, DJ's and juke boxes)
 - Dancing
 - The performing of plays
 - Boxing or wrestling
 - The showing of films
 - Late Night Refreshment (The supply of hot food or drink between 23:00-05:00)

A separate licence may also be required for activities involving gambling including poker and gaming machines.

The applicant is advised to contact The Licensing Team, Environmental Health & Public Safety, Communities at Cambridge City Council on telephone number (01223) 457890 or email licensing@cambridge.gov.uk for further information / advice etc.

5. As the premises / approved use is intended to be run as or includes a food type business, the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises / use will need to register with Cambridge City Council, as required by law. In order to avoid additional costs, it is recommended that the applicant ensure that the kitchen, food preparation and foods storage areas comply with food hygiene legislation, before construction starts. The applicant is advised to contact the Commercial Team, Environmental Health & Public

Safety, Communities at Cambridge City Council on telephone number (01223) 457890 or email commercial@cambridge.gov.uk for further information / advice etc.