



25/04387/LBC– 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. Impact on Heritage Assets

Recommendation: Approve subject to conditions

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1. Executive summary

- 1.1 The application seeks listed building consent 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.
- 1.2 Additional information has been submitted to the Local Planning Authority during the course of the application including points of clarifications made on the plans and responses to the consultee comments.
- 1.3 All buildings within the site are Grade II Listed. A low level of less than substantial harm to the Corn Exchange has been identified due to the rear extension and MEP ducting.
- 1.4 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.
- 1.5 Officers recommend that the Planning Committee **approve** the application.

Consultee	Object / No objection / No comment	Paragraph Reference

Conservation Officer	No objection	6.1
Historic England	No objection	6.9
Third Party Representations (3)	Objection	7.1
Member Representations		8.1
Local Interest Groups and Organisations / Petition		9.1

Table 2 Consultee summary

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 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 listed building consent for the 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 The works can be summarised as follows:

- Corn Exchange:

External

- New roof to main section and installation of PV panels;
- New window lanterns and thermal improvement to roof;
- Extension to rear (south) to create plant room with plant space above with roof and 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 and thermal improvement to roof
- 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.

Internal

- Works to foyer/lobby:
- Upgrade existing entrance foyer/lobby and bars area including
 - Removal of partitions;
 - Addition of new partitions to create lobbies;
 - New lift to front of house
 - Removal of existing bars and creation of centralised replacement bar;
 - Provision of toilets and box office in existing rooms;
 - Replacement of Mezzanine including new stairs;
 - New bar at Mezzanine level;
 - Reconfiguration of first floor toilets;
- Auditorium:
 - New retractable seating to section of ground floor seating area
 - MEP ducting at high level
- Changes to walls/ partitions the back of house/ back stage area to create improved dressing rooms and Green room;
- Renovate the St Johns Bar including a replacement bar;

- Installation of MEP plant to the Kings Room;
 - Replacement secondary glazing throughout;
 - Renovate ceilings/ flooring throughout.
 - Underfloor heating to auditorium
- 2 Wheeler Street/ 3/3A Parsons Court:
- External*
- New shop front with new entrance location to Wheeler Street;
 - Demolition of section to rear and erection of ground floor extension to nos.3 and 3A Parsons Court to create entrance lobby from Parsons Court;
 - Use of courtyard as bar area;
- Internal*
- Internal changes to create three bars at ground floor (front, middle and back bars);
 - Internal changes to create VIP lounges at first and second floors;
 - Replacement roof to 3/3A Parsons Court.

3.3 The application has been amended to address representations and further consultations have been carried out as appropriate. The plans have been amended to improve the clarification.

4. Relevant site history

Reference	Description	Outcome
25/04386/FUL	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
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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

Circular 11/95 (Conditions, Annex A)

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 58: Altering and extending existing buildings

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

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

5.4 Area Guidelines

Cambridge Historic Core Conservation Area Appraisal (2015)

6. Consultations

Publicity

Neighbour letters – N

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 MEP is also particularly apparent at the southern end of the building and it is regrettable that a less impactful solution could 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 The main internal changes to the Corn Exchange are to the entrance foyer/lobby and bars area which have been altered by the 1980s conversion works and are plan and of low significance. Removal of later partitions and replacement of the mezzanine is intended to also reveal more of the original internal brickwork.
- 6.6 Little of the internal character survives in 3 Parsons Court and 2 Wheeler Street. The proposals to these buildings would have little impact on the heritage significance.
- 6.7 There are clear and convincing reasons given to justify the works. The low adverse impact of interventions such as the extension and ducting is balanced by the benefits such as the better revealing of historic fabric internally and enhancement via improved internal quality of the spaces visually.
- 6.8 No objections subject to conditions relating to details of MEP ducting and shop front alterations.

Historic England- No Objection

- 6.9 No objection subject to finer details of the scheme which can be dealt with by way of condition.

Design Review Panel Meeting of 26 June 2025 (see Appendix A of FUL)

- 6.10 The whole of the Civic Quarter redevelopment scheme went to the Design Review Panel (DRP) in June 2025. In regards 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.
- 6.11 The sustainability specialist raised concerns about the underfloor cooling for the Corn Exchange as this could cause moisture and safety issues.
- 6.12 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 3 representations in objection have been received, 0 in support.
- 7.2 Those in objection have raised the following issues:
- 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
 - Economic Harm
 - Closure of 14-18 months would create economic harm
 - Multi-use space
 - Concern of operational elements of this and lack of information
 - Concern about wheelchair positions
- 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.
- 7.4 Members may wish to review the third-party comments for the full planning application element of this proposal. Full details of which are available on the Council's website under 25/04386/FUL.

8. Member Representations

8.1 None received.

9. Local Groups / Petition

9.1 None received.

9.2 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.

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. Heritage assets

11.1 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.

11.2 Section 16(2) of the Planning (LBCA) Act 1990 states that in considering whether to grant listed building consent 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.

11.3 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’.

- 11.4 Policy 61 of the Local Plan aligns with the statutory provisions and NPPF advice.

Corn Exchange – Rear Extension with Plant and MEP Ducting

- 11.5 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 have faint patterns using features from the existing elevation.
- 11.6 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.
- 11.7 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 rainscreen cladding.
- 11.8 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 along 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 appropriate and subservient addition.

- 11.9 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 amendment pack, the architect has clarified that the size of the unit is necessary for the required airflow to be delivered from a compact plant location. Officers have considered this response and are content that the ducting has been justified. Notwithstanding this, the ducting does create a lower level of 'less than substantial harm' to the listed building.

Corn Exchange – Main Hall Roof and PV Panels

- 11.10 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.
- 11.11 As the existing roof is a modern intervention there are no concerns with replacing the materials of the roof. 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.

Corn Exchange – Parsons Court Roof Re-profiling

- 11.12 The proposals involve an alteration to plant on the roof that faces Parsons Court and as such, alterations to the roof are required.
- 11.13 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.
- 11.14 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

- 11.15 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 or its significance.

Corn Exchange – Internal

- 11.16 The most substantial changes to the internal fabric involve the alterations to the lobby/foyer/bar area. This area had already been altered by the 1980's conversion works and are considered to be plain and have a low level of significance. Subsequently, there are no objections to the removal of these modern elements. It is considered that the removal would allow to reveal more of the original internal fair-faced polychromatic brickwork and this is considered to be an improvement to the existing condition.
- 11.17 MEP ducting would be installed within the internal roof area of the auditorium and Bass traps would be suspended from the trusses. This is considered to result in some visual intrusion within the auditorium. However, these elements would be located up high and would be seen in the context of other equipment required for the running of the concert venue such as lights and speakers. The ducting would run through the existing trusses which are considered to be a key feature of the building. However, it is considered that there would be no structural changes to the roof trusses and the interventions are considered to be reversible. Details of the ducting both internally and externally can be secured by way of conditions. Notwithstanding this, it is considered that the ducting would result in a low level of 'less than substantial harm'.
- 11.18 No concerns have been raised by the Conservation Officer or Historic England in relation to the other internal works. Subject to details regarding the secondary glazing which can be secured by way of condition, these elements are supported.

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

- 11.19 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 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 listed buildings.

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

- 11.20 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 by 0.2 metres. The existing door would be replaced with a new one.
- 11.21 Due to the existing wall and roof of this area, and its location within the closed courtyard of the buildings and so would not impact the external form when viewed from the public realm. Therefore, it is considered that this would have little impact on the heritage significance.

2 Wheeler Street and 3/3A Parsons Court – Internal

- 11.22 Internal changes would be made to these buildings to create a bar at ground floor level and lounge seating areas at first and second floor levels. There would be an alteration to the existing layout internally, however, as existing, little of the internal character survive it is considered that the proposal would have little impact on the heritage significance.

Conclusion

- 11.23 In regard to harm, 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.
- 11.24 Paragraph 215 states that where a development would lead to less than substantial harm, this should be weighed against the public benefits.
- 11.25 As explained above, part of the proposal would result in some low levels of less than substantial harm such as the MEP ducting, and the auditorium ducting, however, parts of the proposal such as the internal changes to the Corn Exchange Lobby would enhance the reveal of its significance. As such, it is important to understand the overall impact of the works on the Listed Buildings as a whole prior to considering whether paragraph 215 is triggered. Below is a table of the summary of impacts from the main elements of the works.

Area	Proposal	Impact on Listed Building
Corn Exchange – External	Extension and MEP plant and ducting	Low end of ‘less than substantial harm’
	Replacement Roof	Neutral
	Parsons Court Roof Extension	Neutral
Corn Exchange Internal	Refurbishment of lobby/foyer bars	Positive impact to heritage asset
	MEP ducting in auditorium	Low end of ‘less than substantial harm’
	Replacement secondary glazing	Neutral
	All other internal alterations	Neutral
Wheeler Street/Parsons Court External	Change to shop front	Neutral
	W/C extension in courtyard	Neutral
	Replacement roof to Parsons Court	Neutral
Wheeler Street/Parsons Court Internal	Internal alterations to create a bar and lounge rooms	Neutral
<i>Net Heritage Impact</i>		<i>Low end of ‘less than substantial harm’</i>

- 11.26 It is considered that whilst there are some positive impacts to the heritage assets, there is a low adverse impact of interventions. Subsequently, the net heritage balance is the low end of ‘less than substantial harm’.
- 11.27 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.

- 11.28 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 proposed works would result in a betterment of the internal historic fabric which can be viewed by the public. The scheme would result in a 61-79% reduction in energy use reducing the carbon footprint, more details of this are explained in the associated application for full planning permission. This is considered to a significant environmental 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 new lifts, increase in accessible WC provision, accessible access to the back of house and wheelchair positions improved. It is considered that these improvements would help to modernise the building and secure its use as a concert venue long term.
- 11.29 It is considered that these public benefits should be given significant weight and Officers consider that these benefits outweigh the identified heritage harm.
- 11.30 The proposal is compliant with Policy 61 of the Local Plan and the provisions of the NPPF.

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 The proposed rear extension and MEP boxing and the auditorium ducting is considered to result in of 'less than substantial harm'. Whilst some of the works are considered to have a positive impact, the overall net impact would be a low level of 'less than substantial harm'.
- 12.4 Summary of benefits
- 12.5 The proposal would result in a 61-79% reduction in energy use which is considered to be a significant 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 new lifts, increase in accessible WC provision,

accessible access to the back of house and wheelchair positions improved. It is considered that these improvements would help to modernise the building and secure its use as a concert venue long term.

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

12.7 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 16 (2) 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 mechanical services equipment/ plant being installed, the details of external high level MEP ducting into the auditorium with rainscreen cladding (ref Dwg CCQ-CPA-CE-ZZ-DR-A-0301 P01 South Rear Infill Bay Study) shall be submitted to and approved in writing by

the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.

Reason: to ensure appearance and materials are appropriate to the listed building (Cambridge Local Plan 2018, policy 61).

4. The mechanical services equipment/ plant shall not be installed and no structural alteration to the existing roof trusses shall be made until the details of the MEP ducting through the auditorium roof trusses are to be submitted and approved in writing by the Local Planning Authority. The details shall include any proposed changes to the no structural alteration to the existing roof trusses.

The development shall be implemented in strict accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61).

5. Prior to the installation of any secondary glazing, the details of the new replacement glazing are to be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61).

6. Prior to any works commencing on the shopfront at No.2 Wheeler Street, full details of the proposed replacement shopfront to No. 2 Wheeler Street are to be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.

Reason: to ensure appearance and materials are appropriate to the listed building (Cambridge Local Plan 2018, policy 61).