

APPLICATION - CONSULTATION RESPONSE

Consultee:	BNE - Conservation
Reference Number:	25/02161/FUL_ & _25/02162/LBC
Proposal:	Demolition of 1970s library and replacement with new library and social and study spaces and including re-provision of bridge to the Bodley Library. Alterations to kitchen, Upper Hall and adjacent areas including new plant, access improvements and alterations to WC provision in the SE range of Second Court. Re-landscaping of Bath Court and ancillary works. Installation of temporary kitchen and dining facility in Second Court for the duration of the works.
Site Address:	Christs College, Christs College Library St Andrews Street Cambridge Cambridgeshire CB2 3BU
Case Officer:	Dominic Bush
Responding Officer:	Paul Robertshaw
Date:	18.09.25

- ☒ No objection
- ☐ Amendments are / Further information is required
- ☐ Object for the following reasons:
- ☐ Outside remit of this consultee's specialism

Documents Reviewed

- Revised plans

Suggested Conditions

Code

Protection and Support	CS04AP
Salvage and reuse of materials	CS28AS
New walls	CS39AS
Joinery details	CS09AS
Timber frame repairs	CS12AC
Rainwater Goods	CS49AS
<p><u>Materials</u></p> <p>No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings and ground surfaces to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. Samples of the materials shall be made available on site for inspection by officers. Development shall be carried out in accordance with the approved details.</p> <p>Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61).</p>	Bespoke
<p><u>Precise details</u></p> <p>No work shall commence on the relevant areas until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:</p> <ul style="list-style-type: none"> (a) Details of first floor landing alterations including timber samples, to be inspected and agreed on site with the conservation officer, and junctions with new work and existing panelling (b) Details of alterations to panelling (c) Details of photovoltaic panels showing relationship to roof (d) Details of vents, flues and extracts (e) Details of signage (f) Details of external lighting (g) Details of gates and railings (h) Details of structural alterations to listed building 	CS03AP insert

<p>The works shall be carried out in accordance with the agreed details.</p> <p>Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61).</p>	
<p><u>Recording of building post-work</u></p> <p>The listed building shall be fully recorded before and during works by means of drawings, photographs and written report to Level 2 as set out in Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice 2016. Copies of the final, completed report shall be submitted to the Local Planning Authority and the County Historic Environment Record within one year of the completion of works.</p> <p>Reason: To ensure that the listed building is properly recorded both before and during works.</p>	<p>GS05AC insert</p>
<p>Hard and soft landscaping</p>	<p>SL10CS</p>

Background information /additional comments:

Heritage assets

See comments dated 11.07.25.

Two aspects of the proposals have been revised in response to earlier comments.

The chimneys have been reduced in height by approximately 900mm with the result they are no longer visible from First Court other than the slightest glimpse from the northern edge. The design of the chimneys has also been refined to add vertical slots that have a functional role and assist in breaking down their perceived mass. The revised design has satisfactorily addressed the previous concerns in relation to the setting of First Court and can therefore be supported.

As previously stated, the building is large in relation to its plot, with the change in scale between the proposed stair tower and the southern end of the Bodley Library being particularly striking. This is considered to result in a degree of harm. The shorter chimneys emphasise the stair's relative size in some local views as there is no longer the sense of stepping up in height. However, the principle and scale of the stair tower is accepted, and it would not be exceptional in relation to other taller elements within the college and neighbouring buildings. The set back and lightness of the design succeed in partly mitigating its visual impact. It is considered the proposed elevation to Christ's Lane represents an enhancement to the conservation area due to the improved quality of the proposed design and materials as well as the new view into Bath Court.

The overall scale of the building, including the stair tower, is not considered inappropriate or harmful in relation the college and conservation area more widely, and there are larger buildings in the immediate area. The impact to the setting of the listed building in Bath Court is not a concern due the secondary nature of this elevation and the notable improvements proposed to the current poor-quality building and external landscape.

The kitchen plan has been revised to incorporate the wash up area, with the old buttery remaining as offices. This addresses earlier concerns, and the revised proposal is considered acceptable with no harm caused. See earlier comments in respect of the remaining internal works, which continue to be supported subject to detail.

Summary

It is considered the proposal would cause harm to the setting and significance of the listed building. The harm would be less than substantial at the lower end of the scale and therefore NPPF paragraph 215 is engaged. It is considered the harm has been clearly and convincingly justified as required by paragraph 213. The proposal includes public benefits in the form of heritage benefits and the works overall would help to secure the building's optimum viable use.

It is considered that the proposal would preserve the character and appearance of the conservation area for the reasons set out above.

The proposals would meet the requirements of Local Plan policy 58 and 61.