

Our Ref: 25/02161/FUL
Your Ref: Christ's College Library

7 November 2025



Miss Charlotte Bailey
Turley
Unit 8
Colliers Lane
Quy Court
Stow-Cum-Quy
CB25 9AU

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

www.scambs.gov.uk | www.cambridge.gov.uk

Dear Miss Bailey

CAMBRIDGE CITY COUNCIL

Application for Planning Permission

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

Your client: Mr Simon McDonald The Master, Fellows and Scholars of Christ's College, Ca...

Further in the above matter, please find enclosed our formal decision notice relating to your client's application for planning permission. Please be sure to remind your client that the scheme should be carried out in line with the approved plans. This will avoid the need for any enforcement action.

Making changes to the approved plans

In the event that you wish to change your proposal, please contact your case officer who will advise you on whether the change can be dealt with as a "non-material" or "material" amendment. In either case you will have to complete a form and provide fresh drawings.

Important information regarding conditions

If you have been granted Planning Permission / Listed Building Consent / Advertisement Consent you may wish to get started immediately, however it is always important to carefully read the decision notice in full before any work begins.

The majority of planning decisions have conditions attached. Some conditions request further information that requires approval by the Local Planning Authority before any development takes place ('pre-commencement'). All conditions are set out on the decision notice.

Under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out unauthorised works to a listed building. Under Section 9 of the Act, a person shall be guilty of an offence should they fail to comply with any condition attached to the consent.

How do I discharge the conditions

Please note that the process takes up to eight weeks from the date the Local Planning Authority receives a valid application. Therefore it is important to plan ahead and allow plenty of time before work is due to commence.

You need to fill in a form to submit your request to discharge conditions, and accompany the relevant details/samples. You can download the necessary form by using the following link: <https://www.greatercambridgeplanning.org>

Alternatively you can submit an application to discharge the conditions through the Government's Planning Portal website: <https://www.planningportal.co.uk/applications>. Please note, The Planning Portal refers to it as 'Approval of details reserved by a condition'.

When the required information has been submitted you will receive a reference and an acknowledgement letter. Once the Local Planning Authority is satisfied that the requirement of the condition have been met you will receive a formal notification that the conditions have been discharged.

Appeals against conditions

You should also be aware that the applicant has the right to appeal against any conditions attached to this Notice, please see <https://www.gov.uk/appeal-planning-decision> for details. If you are concerned about any condition you should contact the case officer in the first instance for advice.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'SJ Kelly'.

SJ Kelly

Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire



Notice of Planning Permission

Subject to conditions

Reference 25/02161/FUL
Date of Decision 7 November 2025

Miss Charlotte Bailey
Turley
Unit 8
Colliers Lane
Quy Court
Stow-Cum-Quy
CB25 9AU

The Council hereby GRANTS Planning Permission for:

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.

at

Christs College, Christs College Library St Andrews Street Cambridge Cambridgeshire

In accordance with your application received on 17 June 2025 and the plans, drawings and documents which form part of the application.

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 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 programme.
- 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 and residential amenity 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.
- g) Dust management and wheel washing measures in accordance with the provisions of IAQM, 2016 and 2018;
- h) Use of concrete crushers and mitigation measures;
- 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).

- 4 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
- a. the statement of significance and research objectives;

- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme;
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To ensure that before any demolition and or development commences that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2018 policy 61).

- 5 No works shall commence until details of how the listed building is to be properly protected and supported during the carrying out of the works have been submitted to and approved in writing by the Local Planning Authority. The approved means of protection and support shall be implemented without damage to the fabric of the building and its windows and shall remain in place until the works are completed

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

- 6 No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority.

The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

- 7 No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

- 8 No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

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

- 9 Prior to commencement of development, including demolition, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an

Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and agreed in writing by the local planning authority before any tree works are carried out and before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition).

In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design (allowing for tree root growth and accounting for heave and subsidence), storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The development shall be carried out fully in accordance with the approved AMS and TPP.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

- 10 No demolition, hereby permitted, shall be undertaken, until details for the careful salvage and reuse of existing materials have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason: To ensure the reuse of historic materials wherever possible (Cambridge Local Plan 2018, policy 61).

- 11 No development shall commence (including demolition) to the existing kitchen/ dining facilities until details of the proposed temporary kitchen/ dining facilities have been submitted to and approved in writing by the Local Planning Authority.

The details provided should include the timespan for which the facilities are required and how the land will be restored to its original condition.

The approved development shall then be carried out in accordance with the approved details.

Reason: To ensure that the proposed development would be acceptable with regards to its impact on relevant heritage assets and protected trees within the site, in accordance with Policies 61, 62 and 71 of the Cambridge Local Plan 2018.

- 12 No development above ground level to the new library building 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, hedgehog provisions 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).

- 13 No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:
- a) Details of the public art and artist commission;
 - b) Details of how the public art will be delivered, including a timetable for delivery;
 - c) Details of the location of the proposed public art on the application site;
 - d) The proposed consultation to be undertaken;
 - e) Details of how the public art will be maintained;
 - f) How the public art would be decommissioned if not permanent;
 - g) How repairs would be carried out;
 - h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010).

- 14 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.

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

- 15 No development above ground level to the new library building, or to Bath Court other than demolition, 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.

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).

- 16 No development above base course to the new library building (other than demolition and enabling/ utility diversion works) shall take place until a detailed scheme for the approved rainwater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

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).

- 17 No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Drainage Strategy Report Parts 1&2 prepared by Smith and Wallwork engineers (ref:0346-SAW-ZZ-ZZ-RP-C-0001) dated 16th May 2025 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

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

- 18 No new walls shall be constructed until the drawings to a scale of 1:20 providing details of the roof/wall junctions, including eaves, fascias and soffits, wall/floor junctions and wall/wall junctions have been submitted to and agreed in writing by the Local Planning Authority. This includes junctions between historic and new work. Construction of walls shall thereafter take place only in accordance with the approved details.

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

- 19 No new, replacement or altered joinery shall be installed, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

- 20 No rainwater goods shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. Rainwater goods shall thereafter be installed in accordance with the approved details.

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

- 21 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:
- (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

The works shall be carried out in accordance with the agreed details.

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

- 22 Prior to the installation of any artificial lighting an artificial lighting impact assessment and scheme shall be submitted to and approved in writing by the local planning authority. Internal lighting within the proposed covered Library Court shall also be considered. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken (horizontal / vertical isolux contour light levels and calculated glare levels) . Artificial lighting on and off site must meet the Recommended Maximum Values of Light Parameters for the Control of Obtrusive Light contained within the 'Institute of Lighting Professionals - Guidance Note 01/21: the Reduction of Obtrusive Light - GN01/21', (or as superseded). Any mitigation measures to reduce and contain potential artificial light spill and glare as appropriate shall be detailed.

The artificial lighting scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

- 23 No operational plant, machinery or equipment shall be installed until a noise impact assessment of and any noise insulation/mitigation as required for the said plant, machinery or equipment has been submitted to and approved in writing by the local planning authority. The noise impact assessment shall also consider any plant rooms. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

Due regard shall be given to the recommendations detailed in the submitted 'Plant Noise Assessment New Library, Christ's College, Cambridge Report reference: RP01-24365-R3, Revision 3 dated the 23 May 2025', by Cass Allen.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35).

- 24 Prior to occupation, a Materials Management Plan (MMP) detailing the removal of Made Ground and its replacement with validated clean topsoil (as per the recommendations of the Site Investigation Report by Lucion, ref: 125396, dated Feb 2025) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).

- 25 The development hereby approved shall not be occupied until a post construction statement confirming that the provisions as set out in the Sustainability Statement (Skelly & Couch, 1685-SAC-RPT REV 2) have been fully implemented.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 26 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 no less than 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).

- 27 Prior to first occupation a comprehensive water metering and monitoring system shall be commissioned and installed within the building to quantify at least daily: the total volume of mains water used, the total volume of greywater reclaimed, and the total volume of rainwater used. No occupation shall occur until such time as the local planning authority has been notified through an independent verification report that the water metering and monitoring system has been installed and is fully functional. The metering and monitoring system shall be retained in a fully functioning operational use at all times and for the lifetime of the development.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy 28 of the Cambridge Local Plan 2018, the Greater Cambridge Sustainable Design and Construction SPD 2020, the Written Ministerial Statement on Addressing water scarcity in Greater Cambridge: update on government measures (March 2024) Joint Ministerial Statement on addressing Water Scarcity in Greater Cambridge.

- 28 If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

- 29 Service deliveries to and dispatches / collections from the development as approved including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 - 22:00 hours Monday to Friday and 09:00 - 1900 hours on Saturdays, Sundays and Bank Holidays.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35).

- 30 The kitchen ventilation / extraction and discharge system shall be constructed, installed, commissioned and maintained thereafter in accordance with the submitted 'CHRIST COLLEGE CAMBRIDGE, NEW LIBRARY AND KITCHENS: Odour Assessment, Revision V1, 16/05/2025', by Greenavon Ltd.

The ventilation system should be cleaned and serviced at regular intervals in accordance with manufacturers / installers recommendations, to prevent a build-up of grease and other odorous substances in the system.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 36).

Biodiversity Net Gain Informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission, would be Cambridge City Council.

There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply.

In the opinion of the Cambridge City Council (the local planning authority), one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun.

Informatives

- 1 The pipe between the downpipes and main system appears to be positioned beneath a building. It is acknowledged that this system will be maintained by the client/owner and therefore will not be adopted, however this practice contradicts the principles outlined in Paragraph 8, Section C3.1 of Sewers for Adoption 7th Edition - A Design & Construction Guide for Developer which states that: 'surface water sewers and lateral drains should not normally be constructed under any building...Where it is not reasonably practicable to route the sewer around the

building, surface water sewers with a nominal internal diameter of no more than 100 mm may be laid under a building, provided that the sewer takes the drainage from no more than one rainwater pipe..."

- 2 Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall
- 3 Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.
- 4 Partial discharge of the Archaeology condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.
- 5 Due to the site being within 6km of Cambridge City Airport the crane operator is required to submit all crane details such as maximum height, operating radius, name and phone number of site manager along with installation and dismantling dates to the CAA Airspace Coordination and Obstacle Management Service (ACOMS) system.
- 6 Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

- 7 The following are recommended to be added to any Traffic Management Plan:
Contractor Parking
All contractor and subcontractor parking will be accommodated off the adopted public highway. No parking associated with the development will take place on surrounding streets. If off-street parking is not feasible, a parking management strategy will be submitted to and agreed in writing with the Local Highway Authority.

Highway Damage

The developer accepts full responsibility for any damage caused to the adopted public highway or associated infrastructure as a result of construction activities. Any such damage will be repaired promptly and to the satisfaction of the Local Highway Authority, and at no cost to the Authority.

Road Sweeping

The adopted public highway in the vicinity of the site will be swept regularly to remove any mud, debris, or dust arising from construction activities. Sweeping will be undertaken within an agreed timeframe and as reasonably requested by the Local Highway Authority.

- 8 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087 Option 2
- 9 Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water
- 10 Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2
- 11 The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
- 12 The applicant should consider ensuring that the development meets the criteria for "secured by design"
- 13 As the premises may have kitchens providing cooked food for staff / students / / the public facilities for food preparation or similar or the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to be registered with Cambridge City Council. 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. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890, email : commercial@cambridge.gov.uk for further information and advice.
- 14 To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

This decision notice relates to the following drawings:

Reference/Document/Drawing Title	Date Received
004703 P02 SOUTHWEST ELEVATION	28.08.2025
004702 P02 NORTHEAST ELEVATION	15.10.2025
1500 SITE LOCATION	02.06.2025
1502 SITE PLAN - PROPOSED	02.06.2025
2701 FIRST FLOOR PLAN	02.06.2025
2702 SECOND FLOOR PLAN	02.06.2025
2703 THIRD FLOOR PLAN	02.06.2025
2705 BASEMENT PLAN	02.06.2025
3700 LONG SECTION AA	02.06.2025
5501 BODLEY BRIDGE - PLANS AND SECTIONS (2)	02.06.2025
5502 BODLEY BRIDGE - ELEVATIONS	02.06.2025
FFLO-CCC-S-110B SECTION A B C	02.06.2025
FFLO-CCC-S-111B SECTION D	02.06.2025
002700 P02 GROUND FLOOR PLAN	28.08.2025
002704 P02 ROOF PLAN	28.08.2025
003701 P02 LONG SECTION BB	28.08.2025
003702 P01 SHORT SECTION CC	28.08.2025
003703 P02 SHORT SECTION DD	28.08.2025
004700 P02 CHRIST'S LANE ELEVATION	28.08.2025
004701 P02 BATH COURT ELEVATION	28.08.2025
orderODOUR ASSESSMENT	02.06.2025

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

Authorisation

Authorised by:



SJ Kelly

Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Date the decision was made: 7 November 2025

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

It is an offence under Section 171 of the Highways Act 1980 to temporarily deposit building materials, rubbish or other things on the public highway or make a temporary excavation on it without the written consent of the Highway Authority. The Highway Authority may give its consent subject to such conditions as it thinks fit.

The applicant is reminded that under the Wildlife and Countryside Act 1981 (Section 1) (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

Equality Act 2010

Your attention is specifically drawn to the requirements of the Equality Act 2010 and the Equality Act (Disability) regulations 2010, the British Standards Institution BS8300:2009 "Design of Buildings and their approaches to meet the needs of disabled people – Code of Practice" and to Approved Document 'M' "Access to and use of buildings", volumes 1 and 2 of the Building Regulations 2010 and to Approved Document 'B' "Fire Safety", volumes 1 and 2 of the Building Regulations 2010, in request of guidance on means of escape for disabled people. The development should comply with these requirements as applicable

Building Regulations

Your planning application may also require Building Regulations consent. Please follow the link below for more information and to make your application or call 0300 7729622 to discuss your project.

www.3csharedservices.org/building-control/what-are-building-regulations/

3C Building Control offer a voluntary Considerate Contractor scheme. Please the link below for more information.

www.3csharedservices.org/building-control/considerate-contractor-scheme/

Working with the applicant

The LPA positively encourages pre-application discussions. Details of this advice service can be found at <https://www.greatercambridgeplanning.org>. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint

Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraph 38 of the National Planning Policy Framework.

Parking Controls

Please note: On-street parking controls, including residents' parking schemes, are in operation in several parts of the City of Cambridge. There are restrictions on eligibility for residents' parking permits, even for residents within the areas covered by schemes. Implementing a planning consent can remove eligibility for a permit. The County Council can advise whether or not properties qualify for a Residents' Parking Permit. If in doubt, please contact Cambridgeshire County Council, Cambridgeshire Parking Services by telephoning (01223) 727900 or by e-mailing parkingpermits@cambridgeshire.gov.uk, mentioning this planning consent. Please also be aware that the criteria for granting parking permits may change from time to time.

Appeals to the Secretary of State

The applicant has a right to appeal to the Secretary of State against any conditions of this planning permission, under Section 78 of the Town & Country Planning Act 1990. The appeal must be made on a form which may be obtained from:

The Planning Inspectorate,
Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN
Telephone 0303 444 5000 or visit
<https://www.gov.uk/appeal-planning-decision>

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, **OR** within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

If the Local Planning Authority or the Secretary of State grants permission subject to conditions the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Before starting work

It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Cambridgeshire City Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes.

Applicants can find additional information, a scale of charges and an application form at <https://www.3csharedservices.org/building-control/street-naming-and-numbering/>. Alternatively, applicants can contact the Street Naming and Numbering Team by emailing: snn@3csharedservices.org.

Please note new addresses cannot be assigned by the Council until planning permission has been received.

Third Party Rights to challenge a planning decision

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision.

Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review.

A 'claim for judicial review' includes a claim to review the lawfulness of a decision, action or failure to act in relation to the exercise of a public function, in this case, a planning decision. The court's permission to proceed is required in a claim for Judicial Review. A claim for Judicial Review is dealt with by the Administrative Court and if leave to judicially review a planning decision is granted, the Judicial Review will be decided by a judge at the High Court.

An application to Judicial Review a decision must be made within **6 weeks** of the decision about which you have a grievance being made. For further information on judicial review and the contact details for the Administrative Courts, please go to <http://www.justice.gov.uk/>