



25/02161/FUL – Christ's College Library, St Andrews Street, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Market

Proposal: Demolition of 1970's 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.

Applicant: Mr Simon McDonald

Presenting officer: Dominic Bush

Reason presented to committee: Officer referral based on the fact that the application raises complex planning considerations relating to significant heritage assets.

Member site visit date: 27th October 2025

Key issues:

1. Character and Appearance
2. Heritage Impact
3. Residential / Public Amenity
4. Highway Safety

Recommendation: Approve subject to conditions

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Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks planning permission for the demolition of the existing library and its replacement with a contemporary library including social and study space. Further internal and external alterations are proposed including a replacement bridge between the Bodley Library and a temporary kitchen dining facility during the duration of the works.
- 1.2 The application site falls within the Historic Core conservation area with the Christ's College (College) buildings surrounding the First Court being Grade I listed and the entire college grounds being a designated Historic Park and Garden. The application site is located within the city centre of Cambridge and immediately abuts the public highway of Christ's Lane to

the southeast with the modern Christ's Lane redevelopment including a mix of retail and residential units on the opposite side of this footpath.

- 1.3 The predominant aspect of this scheme is the demolition and replacement of the existing 1970's library build that serves the College. This building is deemed to not be fit for purpose, with insufficient study spaces, poor accessibility and lack of sufficient insulation. This has led to the College wanting to improve the library facilities for its students and this planning application coming forward.
- 1.4 This application follows two previous consents on the site for the replacement of the existing 1970's library. Whilst both have since expired and differ from the current proposal, this application seeks to re-establish the principle of a replacement library in this location to meet the current day needs of the students.
- 1.5 The proposals have been subject to extensive pre-application discussions with officers and relevant consultees, both internally and externally to evolve the design to its current proposed form. This pre-application process included a Design Review Panel (DRP) on the 13th February 2025 in which positive feedback supporting the proposal was received (Appendix 1)
- 1.6 The proposal has also been subject to a member briefing on the 19th May 2025 and Development Control Forum meeting (DCF) on the 11th September 2025 (Appendix 2). Following this DCF meeting further information has been provided regarding the public benefits of the scheme and the impact on Christ's Lane in terms of loss of light.
- 1.7 What is before members is therefore a well thought out scheme that follows previous permissions and has, through an extensive pre-application process evolved into a proposal which is credible and that would successfully assimilate into the street scene, its heritage setting and respect neighbouring amenity.
- 1.8 In August 2025, the application was subject to a revision made in response to concerns raised by officers, consultees and the communities. A 15 working day re-consultation was undertaken. Whilst a further overview of the application can be found in the following sections of this report, in brief, the changes reduced the height of the proposed chimneys facing onto Christ's Lane and altered the kitchen wash-up layout within the Grade I listed College buildings.

- 1.9 In terms of the principle of development, the site is located within the designated city centre (Policy 10 of the Local Plan) and within an area of protected open space (policy 67). Whilst within an area with a number of highly significant heritage assets, the proposed development is considered to be compliant with the criteria of Policy 10 and would meet a demonstrable educational need to justify its setting within an area of protected open space.
- 1.10 In terms of design, the application demonstrates that the proposed development can be achieved in a way that responds to the context of the site and respects its significant heritage constraints. Officers consider that the proposals provide a high-quality design that includes enhancements and benefits to the public realm along Christ's Lane. This includes the removal of the existing 1970's library building which is, itself, considered to be a negative building within the conservation area.
- 1.11 It is considered that the proposed replacement library would result in harm at the lower end of less than substantial to the setting of the Grade I listed Bodley Library, forming a part of the College site. It is, however, considered that the enhancements to the setting of other elements of the listed buildings, and enhancements to the conservation area are such that overall, the proposal is considered to be neutral in its heritage impact.
- 1.12 Through the development, the sustainability credentials of the College site, including the library facilities are to be significantly improved through the integration of renewable sources of energy in combination with fabric improvements afforded by the replacement library building.
- 1.13 The accessibility of the entire College would also significantly improve as a result of the proposed works. Both within the new library building, as well as the existing kitchen dining facilities, level access is to be provided where possible including the entirety of Bath Court.
- 1.14 The proposed development would meet policy requirements in respect of, biodiversity, trees, drainage and flood risk, contamination and other environmental issues, public art, and all other matters. No statutory consultees have made any objection to the proposed development subject to conditions as set out in this report.
- 1.15 Overall, whilst the overall heritage impact is considered to be neutral, there are public benefits that can be secured through the development relative to discrete aspects of heritage harm arising from the proposal.

1.16 Officers recommend that the Planning Committee approve the application subject to conditions.

Consultee	Object / No objection / No comment	Paragraph Reference
Access Officer	No objection	6.1
Anglian Water	No objection	6.2
Archaeology	No objection	6.3
Cadent Gas	No objection	6.4
Cambridge City Airport	No objection	6.5
Conservation Officer	No objection	6.6
County Highways Development Management	No objection	6.11
County Transport Team	No objection	6.12
Designing out crime Officer	No objection	6.13
Ecology Officer	No objection	6.14
Environmental Health	No objection	6.15
Historic England	No objection	6.19
Landscape Officer	No objection	6.22
Lead Local Flood Authority	No objection	6.23
National Amenity Society	No objection	6.24
Natural England	No objection	6.25

S106 Officer	No objection	6.26
Shared Waste Officer	No objection	6.27
Sustainability Officer	No objection	6.28
Tree Officer	No objection	6.30
Urban Design Officer	No objection	6.32
Third Party Representations (126)	67 in support, 61 in objection and 1 neutral comment	7.1
Local Interest Groups and Organisations / Petition (2)	Christ's Lane Action Group as a petition in objection and a petition received in support of the application.	8.1

Table 2 Consultee summary

2. Site description and context

- 2.1 The application site is located within the City Centre boundary and comprises the existing Christ's College Library constructed in 1976 with a connection into the historic Bodley Library that faces onto St Andrews Street. The existing library building to be demolished is a two storey structure whose southern external elevation abuts the public right of way of Christ's Lane with the western side opening out onto Bath Court, an enclosed external courtyard within the College. This application also includes other elements associated with the delivery of essential services the College provides. This includes the kitchen and upper dining hall where alterations are proposed to improve the effectiveness and accessibility for students and staff. There is an additional area of the site within the red line boundary at the second court, to the north east of the Library which is the location of the proposed temporary kitchen dining facilities to be provided during the proposed works.
- 2.2 The existing library building sought to be demolished, as well as those buildings to be retained and altered, form part of the Grade I listed College buildings with the entire site located within the Historic Core conservation

area. The College site is also designated as a Grade II listed Historic Park and Garden.

- 2.3 Immediately to the south of the existing library building is the public right of way of Christ's Lane, a portion of which is adopted public highway. Christ's Lane is a heavily used thoroughfare for pedestrians within the city of Cambridge linking the shopping area of the City Centre including the Grand Arcade with Christ's Pieces, Drummer Street bus station and the Grafton Centre shopping area. Christ's Lane is approximately 8 metres in width with retail units on the ground floor on the opposite southern side, with residential units above at second and third floor. Christ's Lane is designated as a Primary Shopping Area, with the application site immediately adjacent, but not within, this area.
- 2.4 Access to the site is primarily through the entrance to the College along St Andrews Street although there is an access directly onto Christ's Lane between the Bodley Library and existing 1970's Library beneath the bridge connection.
- 2.5 The application site is located entirely within Flood Zone 1, the hardstanding area within Bath Court is at low (1 in 1000) risk of surface water flooding with areas of Second Court at up to a high (1 in 30) risk of surface water flooding. There are two TPO protected trees within the First Court of the college with other trees within Bath Court that are not TPO protected but are protected by virtue of being within the Conservation Area. Additionally, the site lies within an area of protected open space, an Air Quality Monitoring Area and a Smoke Control Area.

3. The proposal

- 3.1 The application seeks planning permission for the demolition of the 1970's library and replacement with new library and social and study spaces and including re-provision of a 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.
- 3.2 To facilitate the provision of a new library to meet the needs of students, the existing library building would be demolished. This existing library dating to the 1970's fails to provide the required number of study spaces for the student body, in addition to inadequate accessibility and sustainability credentials. It was therefore determined that in order to meet

the current needs of the College and its students, its demolition and replacement was required.

- 3.3 The new replacement library provides a study hub, private and group study space, a main reading room, staff spaces, outdoor terrace and sky gallery over four floors and 1050m² of gross internal area. Whilst the Christ's Lane façade provides a level of privacy to the public realm, the Bath Court façade opens out onto Bath Court itself with timber framing and glazing giving a lighter weight appearance.
- 3.4 Whilst inherently more private, the Christ's Lane elevation provides a backbone to the building with a thick, inhabited wall broken up periodically with window openings and ventilation all with the proposed chimneys extending above. The chimneys provide a rhythm to the façade whilst also noting the historic examples of college chimneys within the city. Whilst set back from the façade and not prominent in its scale or siting a replacement of the existing bridge between the Bodley library and the new proposed library building is sought to reflect the improved architectural quality of this part of the college.
- 3.5 In addition to the replacement library itself, significant landscape improvements are proposed to the open space within Bath Court. This includes levelling this area of the site and providing planting that would significantly improve the quality of this space.
- 3.6 Application amendments
- 3.7 The application was amended with a 15 working day re-consultation sent out on the 28th August. The alterations included reducing the height of the proposed chimneys by 900mm in response to both Historic England and Conservation Officer consultee comments. This change is such that when viewed from the far side of First Court only the very top of the chimneys would be visible, in turn reducing the impact upon the setting of this element of the Grade I listed building. The amendments also revised the kitchen wash-up arrangement, moving this potentially harmful element of the kitchen to a less significant part of the Grade I listed building.

4. Relevant site history

Reference	Description	Outcome
11/0516/LBC	Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range	Approved (05.07.2013)

	between First Court and Library Court. The demolition of the existing Grillet library (809 sq m) to grade I listed building.	
11/0495/FUL	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Demolition of the existing library (809 sq m).	Approved (05.07.2013)
16/0405/FUL	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. Involves the demolition of the existing library (809 sq m).	Approved (07.09.2016)
16/0406/LBC	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. Involves the demolition of the existing library (809 sq m)	Approved (07.09.2016)
25/00673/LBC	Internal alterations to Lower Bodley Library Comprising repositioning of free-standing bookcases and installation of rolling rack shelving.	Approved (16.04.2025)
Other relevant sites		
C/04/0632/FP	comprehensive redevelopment providing units for purposes within Classes A1 (retail) and A3 (food and drinks); 15 residential apartments; the creation of new public spaces, including the re-opening of Christ's Lane; associated highway works, servicing; and landscaping.	Approved (30.09.2025)

Table 2 Relevant site history

- 4.1 Both 11/0495/FUL and 11/0516/LBC were granted in 2013 for an alternative scheme for the redevelopment of the current library within the site. Both of these permissions lapsed in 2016, three years after the granting of the permission. Subsequently, two identical applications were submitted and approved in 2016. In addition to a replacement library, these previous applications included a glazed atrium covering Bath Court. Whilst all permissions on site for the replacement of the library have since lapsed, the planning history is a material consideration for members.

5. Policy

5.1 Legislation and National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2024

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

Levelling-up and Regeneration Act 2023

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 6: Hierarchy of centres and retail capacity

Policy 10: The City Centre

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 43: University development
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings and the skyline in Cambridge
Policy 61: Conservation and enhancement of Cambridge's historic environment
Policy 62: Local heritage assets
Policy 63: Works to a heritage asset to address climate change
Policy 67: Protection of open space
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community
Infrastructure Levy

5.3 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

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009

Landscape in New Developments SPD – Adopted March 2010

Listed Buildings SPD – Adopted 2009

Trees and Development Sites SPD – Adopted January 2009

5.4 Other guidance

Cambridge Historic Core Conservation Area Appraisal (2017)

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

Buildings of Local Interest (2005)

Cambridge and Milton Surface Water Management Plan (2011)

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)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y (Major development, impacting public right of way, impacting a conservation area and listed buildings)

Access Officer - No Objection

- 6.1 No objection to the proposal but raised a number of considerations to ensure the proposal is accessible for all users.

Anglian Water - No Objection

Comments 11.09.2025 (No Objection)

- 6.2 Following additional information having been provided by the applicant, it is considered that the development would not result in an increase in flows to the Cambridge water recycling centre and therefore no additional risk posed. A Condition is recommended regarding:
- Surface water drainage compliance.

Archaeology- No Objection

- 6.3 Whilst the Roman focus of Cambridge lies further to the west, the proximity of the site to the Via Devana and other finds does not preclude the chance of roman finds within the proposed development. There is no objection to the development subject to conditions regarding:
- Programme of archaeological works/ Written Scheme of Investigation

Cadent Gas – No Objection

- 6.4 No objection to the proposed development.

Cambridge City Airport – No Objection

- 6.5 The proposed development does not conflict with the Airport's safeguarding criteria.

Conservation Officer- No Objection

- 6.6 Comments 18.09.2025 (No objection)
- 6.7 Following the reduction in height of the proposed chimneys and revision of the internal kitchen layout the previous concerns raised have been satisfactorily addressed.
- 6.8 The scale of the building within its plot, specifically the proposed staircase tower, is considered to result in less than substantial harm (lower end of scale) to the setting of the Bodley Library that forms part of the Grade I listed College buildings.
- 6.9 It is considered however that the proposed works help to secure the long term viable use of the site for its intended educational use, in addition to the enhancement of the Conservation Area along Christ's Lane.
- 6.10 Overall, there is no objection to the proposal subject to conditions regarding:
- Protection and support
 - Salvage and reuse of materials
 - New walls
 - Joinery details
 - Timber frame repairs (LBC consent)
 - Rainwater goods
 - Details/ sample of external materials
 - Precise details

- Recording of building post works (LBC consent)

County Highways Development Management - No Objection

- 6.11 Following a review of the documents provided to the Highway Authority, the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal.
- Traffic Management Plan

County Council Transport Assessment Team – No objection

- 6.12 It is noted there will be no increase in trips generated by the development. Therefore, the Transport Assessment Team have no objection to the application.

Designing Out Crime Officer – No Objection

- 6.13 The proposed design and layout including courtyard is acceptable. Recommended a condition regarding:
- Secured by design

Ecology Officer- No Objection

- 6.14 No protected species will be affected by the development. There are no objections to the development subject to conditions regarding:
- Ecology Enhancement

Environmental Health- No Objection

Environmental Quality

- 6.15 The impact of the construction/ demolition phase along with plant noise from the operation of the site, ventilation of kitchen odours and artificial lighting are considered to be acceptable subject to conditions regarding:
- Construction/ demolition hours
 - Demolition / construction collections / deliveries
 - Construction/demolition noise/vibration & piling
 - Dust
 - Plant Noise Impact Assessment
 - Artificial Lighting Impact Assessment
 - Hours of Deliveries/ collections (during use)
 - Kitchen Odours ventilation system

Contaminated Land

- 6.16 The recommendation set out in the provided risk assessment is wholly appropriate for the proposed development and can be secured with the imposition of conditions regarding:
- Materials Management Plan
 - Unexpected Contamination

Air Quality

- 6.17 It is agreed that there will be a beneficial rather than negative impact on air quality and odour. As a result, Local Plan Policy 36 will be complied with
- 6.18 There are no air quality related operational concerns

Historic England - No Objection

- 6.19 The changes made introducing louvered slots and reducing the height of the chimneys helps to break up the massing of these elements. The re-location of the wash up area allowing better retention of a historic part of the building.
- 6.20 We fully appreciate the challenges of trying to accommodate an ambitious program within the constraints of the existing space, and welcome the additional work carried out in response to consultation feedback.
- 6.21 Overall, a position of no objection is retained, with the suggestion that the height of the staircase turret is reduced.

Landscape Officer - No Objection

- 6.22 We raise no objection to the proposals in Landscape terms. Should the proposals receive permission, a condition is recommended regarding:
- Hard & Soft Landscaping

Lead Local Flood Authority- No Objection

- 6.23 Based on the information provided the LLFA has no objection to the proposed development subject to conditions regarding:
- Surface Water Drainage Scheme
 - Surface Water runoff mitigation

National Amenity Societies Officer – No Objection

- 6.24 Changes are recommended to reduce the height and massing of the proposed structure improving its relationship with the Bodley Library. It is also considered that the initial, taller height of the chimneys is preferable as it helps to break up the bulk of the form.

Natural England - No Objection

- 6.25 It is considered that the development would not have any significant adverse impacts on statutorily protected nature conservation sites or landscapes.

S106 Officer – No Objection

- 6.26 Given the scale of the proposed development, contributions are sought towards the provision of/ improvement of Public Realm facilities at and in the vicinity of Christ's Lane.

Shared Waste Officer – No objection

- 6.27 No objection to the proposed development subject to a condition regarding:
- Waste Management Plan

Sustainability Officer- No Objection

- 6.28 The approach to sustainability outlined in this document is welcomed and details a development that looks to achieve high standards of energy efficiency, water efficiency and carbon emissions reduction within the restrictions of the original buildings' historic context
- 6.29 I am happy to offer support for the proposed development from a sustainability perspective, subject to conditions regarding:
- Bespoke Sustainability Strategy
 - Rainwater Harvesting
 - Water Calculations
 - Water Metering

Tree Officer- No Objection

- 6.30 The main arboricultural concern with the project is the siting of the temporary kitchen adjacent to T10. I have no overriding objections to the siting of the kitchens in principle, but further information will be required to

show precisely how the tree will be protected during the installation period, including building design, weight and footings (pre-cast feet). There is also the additional impact of remedial works to the lawns which needs to be considered, but this can all be provided through an AMS condition.

- 6.31 In light of the above, there is no objection to the proposed development subject to a condition regarding:
- Arboricultural Method Statement

Urban Design Officer - No Objection

- 6.32 The design as presented reflects a contextually sensitive response and substantial opportunity to improve the place-qualities of a re-imagined Christ's Lane. The proposal is strongly supported by urban design in its current form in terms of public realm improvement.
- 6.33 The current proposal achieves an elegant and respectful balance through a successful mediation between old and new and is strongly supported.
- 6.34 The use of pixelated brickwork that fuses with the historic fabric and subtly merges with it is supported. It provides the important Christ Lane facing façade with a tactile quality that is appropriate to a setting where people will come in close contact with it.

Design Review Panel Meeting - 13 February 2025

- 6.35 The final report received concludes the following: -

The dominant chimneys, performing an essential ventilation function are welcome. Some members of the panel expressed the view that they could be taller. That popping up above the ridge line when viewed from First Court within the college would not be a problem. Trying to keep them out of sight was inconsistent with historic precedent.

There are differing views on the impact of the design on Bath Court. It is a tight space and the internal cross section dimensions to accommodate a functioning library have largely determined the form. Bath Court is not a pleasant space at the moment. It is hemmed in by the vertical façade of the existing library with no shelter. The move to open up the ground level space with greater width and a degree of shelter with a cantilever overhang are positive moves that will enhance the space. The dimension between the projecting upper level of the library and the roof opposite will be in the order of 4 metres. This is a concern to some panel members.

There is a tricky balancing act between the needs of the library and the occupiers of the rooms opposite, although the rooms are dual aspect and so daylight is not a problem. However, the façade of the upper levels of the library will be very much in the face of occupiers of the roof top rooms. Material selection and detail are important considerations as the design team acknowledge.

In conclusion the panel applaud the scheme as an exemplary proposal. As the details develop, the Panel believe the richness will be enhanced.

7. Third party representations

7.1 129 representations have been received, 67 in support, 63 in objection and 1 raising neutral comments.

7.2 Those in objection have raised the following issues:

Planning Principles

- Failure to fully explore alternative sites within the college for a library building.
- Overdevelopment of a constrained site.

Design/ Character/ Heritage/ Townscape and Visual

- Excessive scale and bulk that is out of keeping with Christ's Lane.
- Harm to the setting of the highly significant Grade I listed College buildings.
- Design proposals are ugly and out of keeping with the historic surroundings.
- The scale of the proposed library is not in keeping with the historic buildings of the College.
- Failure to provide an active frontage with public views in the library from Christ's Lane.
- Harm to the Historic Core Conservation Area
- Impact upon the views from the historic St Andrews Street.
- Scale and visual impact of the proposed chimneys upon Christ's Lane.
- Increased scale and massing in comparison to the previous permissions on the site.
- Omission of verified views to assess visual harm.
- Lack of assessment against Policy 60 (tall buildings)
- Lack of sufficient justification to outweigh heritage harm.
- Design will encourage crime and antisocial behaviour

- The height of the building would result in the perceived enclosure of Christ's Lane
- Harm through the bulk of the proposed chimneys.

Amenity

- Lack of sufficient/ incomplete daylight & sunlight information provided
- Loss of daylight and sunlight to surrounding properties.
- Interruption of views across the city
- Loss of light to Christ's Lane as a public space.
- Noise and disturbance impacts as a result of the proposed construction
- Impact of the construction upon the public space of Christ's pieces.
- Inaccuracies within the modelling of fenestration within the Daylight Sunlight assessment.
- Noise and disturbance from the use of the proposed terrace.
- Noise impacts from the proposed plant.
- Requested restrictions on construction hours.
- Potential overlooking to neighbouring properties

Environment

- Sustainability impacts from the proposed above ground proposal as opposed to a basement extension.
- Failure to fully consider the total carbon cost of the proposed development and demolition of the existing building.
- Lack of capacity within the Cambridge WRC.
- Insufficient sustainability justification for the height of the chimneys.

Highways and transport

- Detrimental impact of the construction phase upon the pedestrian access along Christ's Lane
- Lack of a pedestrian management plan for the construction phase
- Insufficient clarity on the proposed construction logistics

Other

- Impact of the proposed development upon the operation of the retail units along Christ's Lane
- Lack of sufficient justification for the need of increased library facilities.
- Failure to take into account the views of residents
- Failure to adequately address consultee comments.
- Lack of public engagement/ consultation through the process.

- Continued use of Christ's Lane for parking by the College.
- Procedural failures due to belated provision of information.
- Lack of public benefits resulting from the development.
- Restriction of benefits to just members of the college as opposed to the public.
- Failure to fully consider/ share initial consultation responses.

7.3 Those in support have given the following reasons:

- Improvement over the existing library building and enhancement to the public realm
- Increasing the density of development within the city centre
- Potential S106 contributions towards footpath improvements
- Sensitively designed, high quality replacement building
- Provision of additional, needed study space for students
- Improved accessibility of the library facilities for students
- Improvements to the dining facilities for students
- Re-introduction of historic connections within the college and Bath Court.
- Exemplary energy performance achievable for the proposed new building.
- Neurodiversity affirming design of the proposed library building.
- Improving the experience for members of the public visiting the college.
- Clear clarification has been provided as to why changes are required from the previous consents.
- High quality design led by a prestigious architectural firm
- Negligible impact in terms of loss of light.

7.4 Those raising neutral comments have given the following reasons:

- Requested clarification regarding the design of the proposed chimneys
- Questioned the design of the proposed bridge between the Bodley Library and new library building.

7.5 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. Local Groups / Petition

- 8.1 Christ's Lane Action Group has submitted a petition objecting to the proposed development and requesting amendments with regards to the following grounds:
- Mitigation of the proposed building height and scale to reflect the impact shown by a daylight/ sunlight assessment.
 - Reduce the mass and height of the proposed building to respect its heritage surroundings, and to respect the conservation context.
 - Introduce permeability and active frontage to contribute positively to Christ's Lane, and to satisfy the Cambridge Local Policy 2018 regarding retail frontage.
 - Consider design elements from the earlier 2011/2016 proposals that were more sympathetic to the setting.
- 8.2 A petition has also been received in support of the application on the basis of the following:
- High quality design of the proposed replacement building.
 - Provision of additional and improved study spaces for students of the college.
 - Improved accessibility.
 - Improved sustainability performance.
 - Enhancement to the Christ's Lane streetscape.
- 8.3 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.

9. Planning background

It is important to note that previous planning permissions have been granted at the site for alternative replacement library buildings. Initially granted in 2013 with an identical permission also granted in 2016, both permissions have since expired and therefore are not a fall-back position. They are, however, a material consideration and established certain aspects of this proposed development in what is a largely unchanged context, including the significance of the surrounding heritage assets. In certain aspects, this application is considered to be a significant improvement over the previous permissions, namely the removal of the atrium covering Bath Court that was previously proposed, attaching directly to historic fabric, and the extension of the basement previously proposed.

- 9.1 It is now considered that given the archaeological potential of the site and the sustainability issues arising from extensions to the basement that increasing the size of the building above ground is preferable (as currently proposed).
- 9.2 Prior to this application, the applicant has engaged with the Local Planning authority through an extensive pre-application process including multiple meetings, Design Review Panel on the 13th February 2025, a briefing to planning committee members on the 19th May 2025 and Development Control Forum during the live application on the 11th September 2025.

10. Assessment

- 10.1 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
 - Heritage assets
 - Trees
 - Carbon reduction and sustainable design
 - Biodiversity
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Third party representations
 - Planning obligations
 - Other matters
 - Planning balance
 - Recommendation
 - Planning conditions

11. Principle of Development

- 11.1 The proposed development seeks the replacement of the existing library building with a larger, more modern facility within largely the same footprint forming part of the College site. The site falls within the Cambridge City Centre as defined within the Local Plan Policies map Policy 6. The application therefore falls to be assessed against Policy 10 of the Cambridge Local Plan 2018.

- 11.2 Policy 10 states that any new development or redevelopment within the City Centre should:
- a) add to the vitality and viability of the city centre;
 - b) achieve a suitable mix of uses;
 - c) preserve or enhance heritage assets and their setting, open spaces and the River Cam;
 - d) be of the highest quality design and deliver a high quality public realm; and
 - e) promote sustainable modes of transport
- 11.3 Given that the application is seeking the demolition and replacement of the existing library within the college, the use of the site is not being altered as part of this application. For this reason, it is not considered that criteria (a) and (b) are directly applicable in this instance, and it is not reasonable to conclude that further uses are required within the site given its constrained nature and the need, first and foremost, to re-provide a new library on the site to modern standards.
- 11.4 As will be assessed fully within the Heritage section of this report, the proposed replacement library building is considered to result in the lower end of less than substantial harm to the setting of the Grade I listed Bodley Library. Conversely, however, it is considered that the development would result in an enhancement to the character and appearance of the Historic Core Conservation Area. Overall, therefore, the heritage impact of the proposed development is considered to be neutral, and compliant with criteria c) of Policy 10.
- 11.5 As will also be discussed in greater detail in the following section of this report, the design of the replacement library is considered to be of the highest quality, taking key notes from relevant buildings within Cambridge. Therefore, subject to a number of conditions, the development is considered to comply with criteria (d) of Policy 10.
- 11.6 The proposed development, as with the existing site, is car free with no designated car parking for users of the library. Given the highly sustainable, central location of the site, it is considered that the development complies with criteria (e) of Policy 10.
- 11.7 Policy 43 of the Local Plan supports university development within the city centre so long as it:
- a. makes effective use of land, including a mix of uses on larger sites to meet the needs of the relevant institution, and

- b. takes reasonable opportunities to improve circulation for pedestrians and cyclists, together with public realm improvements, reductions in car parking provision and the introduction of active frontages at ground floor level.

- 11.8 The proposed development seeks the replacement of an existing library that is considered by the college to no longer be sufficient to meet the needs of its students or meet its own sustainability and accessibility requirements. Whilst significantly larger than the existing library, the proposed replacement building is considered, in the view of officers to make effective use of the land within a highly sustainable, city centre location. Officers do not consider it feasible to provide a mix of uses on the site due to the requirement of the college for library space within a constrained site, therefore the proposal complies with criteria a. of Policy 43. As will be discussed in later sections of this report, officers also consider that the proposal is compliant with criteria b. of the Policy.
- 11.9 With the above in mind, it is considered that the proposal is in accordance with Policies 10 and 43 of the Cambridge Local Plan 2018.

Protected Open Space

- 11.10 Policy 67 of the Cambridge Local Plan 2018 is relevant in the assessment of the application as the entire application site forms an area of protected open space (P&G33). The space is considered to be of recreational and environmental importance with a quality rating of 77.89%.
- 11.11 Policy 67 aims to protect designated open space of environmental and recreational importance. The local plan states that development proposals which would lead to the loss of protected open space will not be permitted unless the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost.
- 11.12 In the case of university grounds, such as the application site, it is added that development may be permitted where it meets a demonstrable educational need and does not adversely affect playing fields or other formal sports provision on the site.
- 11.13 Whilst Bath Court is located within the Protected Open space, it is almost entirely paved with hardstanding and extremely limited in its size. Officers do not therefore consider that it provides open space of any significant environmental or recreational importance as set out in Policy 67. The development, which seeks to re-develop this space is therefore not

considered to conflict with the purpose of Policy 67 with regards to Bath Court.

- 11.14 The open space within Second Court, where the temporary buildings are proposed during construction works, is acknowledged to provide a greater level of importance with regards to Policy 67. It is considered however, that the temporary nature of the structure proposed within this space is such that the development would not result in any permanent impact to, or loss of open space.
- 11.15 Officers consider that the applicant has provided sufficient justification setting out the educational need for new and improved library space and study facilities within the college. In addition to the fact that the development would not impact any playing fields or formal sports provision, it is considered that the development would comply with Policy 67 of the Cambridge Local Plan 2018.
- 11.16 Having regard to the enhanced open spaces and relocated recreational facilities, the proposed development is considered to comply with the requirements of policy 67 of the Cambridge Local Plan 2018.

Tall Buildings, Policy 60 and Townscape and Visual Impact Assessment

- 11.17 The lack of assessment by the applicant with regards to Policy 60 of the Local Plan has been raised by multiple third parties who consider that the proposal meets the requirement for this policy to be applied. The initial text of this policy states that “any proposal for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form will be considered against the following criteria”. Appendix F of the Local Plan then provides further guidance as to the application of this policy.
- 11.18 The site is located within the historic core, as illustrated by Figure F.1. of Appendix F. Paragraph F.10(i) states that building proposals of six storeys or more (assuming a flat roof with no rooftop plant and a height of 19m above ground level) would automatically trigger the need to address the criteria set out within the guidance. It also states that dependent on the exact location within the historic core, buildings of four to six storeys may also need to be evaluated against the assessment criteria herein, due to proximity to heritage assets and potential impacts on key views
- 11.19 The proposed replacement library building does not, at its highest point, measure 19 metres in height above ground level. The top of the Chimneys proposed measure approximately 14.1 metres above ground level along

Christ's Lane, with the top of the parapet roof measuring approximately 12.5 metres above the same level. Whilst the building is four storeys in height and within close proximity to heritage assets, it remains lower than the adjacent modern Christ's Lane re-development which reaches a height of approximately 15.5 metres. An assessment of the skyline impact in the context of Policy 60 and the proposal in its wider Cambridge setting including long-to-medium distance views, is not necessary in the judgement of officers. This is because of the location, comparative height and context of the proposal not giving rise to any wider skyline or City setting impacts. From such views, because nearby buildings are taller in height than the proposed library, the proposal is very unlikely to give rise to a perceptible break in the skyline.

- 11.20 Appendix F (para F.21) also provides guidance in respect of local and short distance views, which includes Jesus Green and other elevated locations close to the site, including Grand Arcade car park, Castle Mound, Park Street car park (no longer relevant as redeveloped) and the Church of St Mary the Great. Such views are important to protect, but the question as to whether Policy 60 is engaged relative to the scheme before the Council is a matter of judgement. In the view of officers, because of the location and comparative heights of buildings in the immediate context, Policy 60 is not engaged. Whilst there may be short distance ground level views of the scheme where the built form could be seen to break the immediate skyline above the existing built form of the existing College, this does not in and of itself require a townscape and visual impact assessment to be undertaken to demonstrate compliance with Policy 60.
- 11.21 As such, Officers consider the proposal would not trigger the thresholds as stated under Policy 60 and no townscape visual impact assessment against the prescribed assessment criteria is required. This notwithstanding, the applicants have nonetheless submitted a townscape and visual impact assessment of the scheme, which covers an approximate area of 200m around the site. This is a proportionate response to the scale of the proposal within its immediate context. The assessment provides visualisations of the scheme which are important for understanding its impacts, particularly its heritage setting in the historic core and its relationship to Christ's Pieces, Christs Lane, St Andrew's Street and internally within the College itself. The key views and associated impacts are discussed below with reference to adopted policies 55, 56, 58, 59 and 61 and associated NPPF and NPPG guidance.
- 11.22 The applicant's TVIA summarises that 'the overall form and presence of the building, coupled with its urban and architectural expression, ensures

the scheme will be a positive addition to the historic townscape of Cambridge and positively contribute to the visual amenity of those who inhabit and enjoy the City. As such, the proposals are found to deliver overall beneficial effects in relation to the townscape character of the area, and positive impacts to key views within the environs of the building'. Officers do not disagree with this conclusion and find no overall conflict with relevant adopted policies that allow for the protection of the City's townscape within its heritage setting.

12. Design, layout, scale and landscaping

- 12.1 The application site comprises the existing library building serving the College, Bath Court which is the space between the library and First Court, in addition to Second Court which is the space proposed for the temporary facilities to be used during the construction phase.
- 12.2 The existing library building forms a part of the Grade I Listed Christ's College site, although the 1970's library itself is far more modern than the First Court buildings and Bodley Library that date back to the 16th Century and 1896 respectively. The existing library structure is considered to be negative with regards to its contribution to the relevant heritage assets and includes a large, relatively blank façade on its main, public facing elevation along Christ's Lane.
- 12.3 Limited elements of the existing site are visible to the public outside of the College grounds, with the southeastern boundary of the site abutting the public highway of Christ's Lane with additional glimpsed views either side of the existing library building. At its highest point, the existing library building measures approximately 5.7 metres in height spanning approximately 27 metres of the length of Christ's Lane. Within the length of this elevation there are a small number of windows, a public bench added at a later date in addition to a large, unsightly metal flue projecting out from the elevation and above the buildings flat roof.
- 12.4 The current library building includes a bridge linking into the historic Bodley Library at first floor level from the existing library, although the spacing between the two buildings of approximately 1.8 metres gives the sense that the more modern library crowds the historic Bodley. Despite the height of the current library, there are only very limited views from pedestrian level along Christ's Lane of the roofs of First Court, there are however more extensive private views from the residential dwellings of the Christ's Lane apartments..

- 12.5 Christ's Lane is a busy public right of way which is used daily by a large number of people linking key parts of the City of Cambridge. To the opposite side of Christ's Lane of the College, is the Christ's Lane redevelopment which is a relatively modern site comprising a mixed use of retail and residential units. Whilst the total height of this adjacent building is higher (approximately 15.5 metres), approximately 10.3 metres in height of the building directly abuts Christ's Lane, with the first floor overhanging the ground floor. The upper floors are set back such that they are not visible above the initial 10.3 metres above ground. The height of the existing library is therefore notably lower in height than the neighbouring building on the opposing side of Christ's Lane. For clarification, the heights of the buildings have been taken from the provided Short Section DD (003703 P02) with heights calculated from ground level along Christ's Lane.
- 12.6 Internally within the college, sandwiched between the library building and the southern edge of First Court, is Bath Court an external space at most 5 metres in width. This space is also, almost entirely paved with hardstanding, and has numerous differing levels throughout, making its accessibility very poor.
- 12.7 The proposed development seeks the demolition of the existing library building, in addition to smaller portions of the college site, including the wash-up space located at the northeastern end of Bath Court. As will be discussed in greater detail in the Heritage section of this report, there is no objection to the demolition of this element of the listed building due to its negative contribution to both the setting of Heritage Assets and the public realm/ conservation area.
- 12.8 Following the demolition of the existing library building, the College seeks a replacement with a modern, larger library facility to meet the needs of its students. The gross internal area of the new building is proposed at 1050m², compared to 680m² existing, which would be spread out over four floors with a mix of book storage, reading and study spaces.
- 12.9 The siting of the proposed library building encompasses largely the same footprint as the existing building it seeks to replace, being located on the south eastern edge of the college site, retaining and enhancing the quality of Bath Court between it and the buildings of First Court. Indeed, the footprint of the building at ground level is slightly reduced from the existing, primarily as a result of increasing the separation between it and the northeastern elevation of the Bodley Library.

- 12.10 With regards to the proposed library building specifically, given its comparable footprint, the increase in gross internal area is as a result of an increase in height above ground level in comparison to the existing building. The highest point of the proposed building being the top of the chimneys facing Christ's Lane measure 15.2 metres above ground level at the southern end of Christ's Lane, with the top of the parapet roof being 13.5 metres above ground level. This building height is comparable to that part of Bradwell's Court immediately facing onto Christ's Lane opposite. The visual impact of this view can be seen within View A of the provided Townscape and Visual Appraisal (TVIA). As shown within existing view from Sidney Street the roof of the adjacent Bradwell's Court re-development is visible above the entrance range of the College. Whilst the chimneys and stair lantern of the proposed development would project into view, the bulk of the proposed building would remain hidden from these views below the height of Bradwell's Court beyond.
- 12.11 The total length of the proposed building measures approximately 41.5 metres, not including the bridge link to the Bodley Library, running immediately adjacent to the side of Christ's Lane. The views from along Christ's Lane, in addition to those at either end, along St Andrews Street and Christ's Pieces are considered to be the main public viewpoints of the development, as highlighted within views B, C and D of the provided TVIA. Whilst the college is open to members of the public, the impact of the development on internal views within the college is considered to be less significant in this case.
- 12.12 Concerns regarding the scale and massing of the proposed development upon the public realm, including the impact upon Christ's Lane itself have been raised by third parties, including at the Development Control Forum. Firstly, when assessing this impact, it is important to note that the length of the proposed building is approximately half of the total length of Christ's Lane, with the northeastern end of the street remaining at the current, lower height. As previously mentioned, the height of the proposed building, whilst a significant increase over the existing library, remains lower than the total height of Bradwell's Court, albeit the top levels of Bradwell's Court are set back from the frontage.
- 12.13 The perceived impact of the proposed development upon Christ's Lane as a public space is reflected in Views B and E of the TVIA. Both views show the undeniable increase in height of the proposed library building. They also show however that this height, visually, in comparison to the Bradwell's Court re-development would not be overly dominant upon the space. View D in particular shows the northeastern end of Christ's Lane where the plant currently visible on the roof is to be removed and the

proposal is not considered to be dominant within the views. This impact is helped by the horizontal banding and articulation along the façade that draws the eye along Christ's Lane rather than upwards.

- 12.14 In addition to the design of the proposed building which will be discussed in greater detail later in this section of the report, the scale of the proposed development and its frontage onto Christ's Lane is considered appropriate.
- 12.15 The proposed library building's two primary elevations are those facing onto Christ's Lane and also facing internally into Bath Court. Owing to the nature of the college and the use of the library, the public facing elevation onto Christ's Lane is required to provide a certain level of privacy from public views. As opposed to the existing blank façade, the proposed elevation fronting Christ's Lane has a greater level of articulation creating an interest that is not found in the current site. A 'base' level is established up to the second floor where the façade steps back revealing the depth of the chimneys. A combination of the chimneys and windows within this elevation attempt to take note of other historic college streets and provides to a rhythm along the lane.
- 12.16 Included within the façade facing Christ's Lane, a bench measuring approximately 13.8 metres in length is proposed along Christ's Lane to replace the existing, far smaller bench that would be lost with the demolition of the existing building. This combined with the other positive features of this public façade is such that the combined contribution to the public realm is considered to be positive.
- 12.17 Protruding above the second floor, visible behind the historic Bodley Library gable is the proposed staircase and its glass enclosure rising above the brick façade. Views of this element are increased as a result of the greater spacing afforded to the Bodley Library and the new proposed bridge link which gives a more lightweight, clear view into Bath Court.
- 12.18 With regards to the Bath Court elevation, given the internal nature of this side of the site and the proposed garden within Bath Court, a more open façade can be afforded. A large glazed façade at the lower two levels is located below an overhanging façade utilising a shingle material hung from the timber frame. The light colour of this material is key to ensuring both direct and reflected light reaches the ground level within Bath Court.
- 12.19 Atop the building, facing in the direction of First Court is the "pleated roof" providing light in through the north facing roof pitches and space for PV panels on the south-facing roof pitches. This element of the design is

considered to provide an effective solution to meet the user needs of the building whilst also contributing to its sustainability targets and providing an element of architectural interest in its design.

- 12.20 In addition to the library building itself, the application seeks to demolish the existing wash-up room to the northeastern end of Bath Court as a part of improving the accessibility and connectivity of the college buildings. This element, in combination with the levelling of Bath Court provides level access through the ground floor, including to a lift in place of the existing wash-up to the upper floors of the library and dining halls.
- 12.21 Significant landscape enhancements are proposed to take advantage of the proposed scheme to improve the quality of the space provided within Bath Court. This includes utilising the existing rainwater drainage channel to provide a rain garden and managing the rainwater runoff from the new library building. More broadly, the design of the library building, opening up onto Bath court will give the sense of a cohesive space which is considered to significantly improve the usability of Bath Court as a space for students within the site.
- 12.22 Whilst Bath Court is a relatively narrow space, proposed to be surrounded on all sides by built form, officers, in consultation with the Council's Landscape officers, are comfortable that the proposed landscape strategy is deliverable. Given the importance of this aspect of the proposal to ensuring the quality of the scheme, as recommended, a condition relating to hard & soft landscaping is suggested to be attached to any permission granted.
- 12.23 It is noted that the development includes areas of flat roof, particularly atop the library building towards the Christ's Lane façade. Whilst Policy 31 of the Local Plan requires flat roofs to be either green or brown roofs, in this case, access is required to this entire roof to serve the plant located at this level. It is not considered that, with access required, it is reasonable to require green/ brown roofs by way of condition.
- 12.24 As part of the development, it is necessary to re-locate the current kitchen/ dining facilities for the college to a proposed temporary facility located within Second Court. The extent of the site proposed for this temporary facility is displayed on the provided location plan although no further details have been provided at this stage of the application. As is commonly the case with temporary construction compounds, it is considered that the precise details of the required facilities can be dealt with by a pre-commencement condition to ensure that its scale and appearance is appropriate and that its siting is temporary.

- 12.25 During the entire process of this application, views from varying design specialists have been sought through the Design Review Panel (DRP) and from the Council's Urban Design Officer. The DRP (Appendix 1) which was held during the pre-application discussions concluded that they "applauded the scheme as an exemplary proposal". Panel members also stated that they endorsed the concept and strategy of the proposal which had a pleasant interaction with the public realm, specifically along Christ's Lane and views from St Andrew's Street. Whilst noting the increase in scale in comparison to the existing library building, the proposed building was also considered "comfortable with the scale and massing" partly due to the design giving the building its own significance and character.
- 12.26 In addition to the feedback from DRP, the Council's own Urban Design Officer has been supportive of the proposed development throughout the process. Echoing the comments from DRP members, the proposed development, in the view of Urban Design officer, "presents a contextually sensitive response and a substantial opportunity to improve the place-qualities of a re-imagined Christ's Lane". More specifically as set out in their comments, the Christ's Lane façade is considered to strike a fine balance between the formality expected of a college and playful at another level with careful placement of windows and integrated seating.
- 12.27 Overall, members should feel confident that the scheme for consideration has evolved following careful consideration of the brief of the College taking into account feedback from numerous design specialists. The resulting scheme has full support from both Urban Design Officers and the DRP.
- 12.28 More recently, during the process of the live application, the scheme has been taken to Development Control Forum to allow petitioners to present their views of the scheme to councillors, planning officers and the applicant. Following the conclusion of this meeting, the applicant has provided additional information relating to a number of key points raised. Firstly, clarification was provided regarding potential public benefits arising from the development, in addition to a further assessment of the impact of loss of light upon Christ's Lane as a space. Whilst larger, more significant issues were raised at the forum, including concerns with the overall scale and design of the development, officers do not consider it would be reasonable or indeed possible for the applicant to undertake fundamental changes to the scheme at this stage. The proposals have had the support of technical and specialist officers throughout the process with regards to its scale, design and subsequent heritage impact.

- 12.29 Overall, the design of the proposed development is of the highest quality that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant policies 55,56,57,58 and 59 of the Local Plan and the NPPF.

13. Trees

- 13.1 The application is accompanied by an Arboricultural Impact Assessment (AIA) outlining the impact of the proposed development on any trees within or surrounding the application site. This document confirms that a single category B tree is to be pruned to facilitate the proposed development, with three further category B trees that have potential to be affected by the works.
- 13.2 The two category B trees most likely to be affected by the proposed development are T6 and T10, both Acacia species in close proximity to the temporary kitchen structures proposed within the Second Court. The AIA states that as the temporary structures do not require foundations dug into the ground, the weight load of the structures can be spread evenly across its feet, mitigating any impact on the root protection areas of these trees. Pruning of T10 is proposed to crown lift the tertiary branches providing 4m clearance with the ground allowing for the installation of the temporary kitchen structures.
- 13.3 In addition to these two trees within Second Court, the existing Palm tree within Bath Court would be in close proximity to both the demolition works of the existing library and construction of its replacement. It is therefore proposed to protect the stem of the tree with plastic piping and wooden hoarding.
- 13.4 The Council's Tree Officer has advised that there is no objection to the recommendations set out within the provided AIA. Further details regarding the nature of the temporary kitchen and its impact upon T10 and the lawns of Second Court can be secured by way of an Arboricultural Method Statement/ Tree Protection Plan condition.
- 13.5 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan and the NPPF.

14. Heritage assets

- 14.1 The application falls within the Historic Core Conservation Area. With the proposal directly impacting the Grade I listed Christ's College buildings

and the Grade II listed historic parks and garden of Christ's College as well as being within close proximity to the Grade I listed Fellows Building within the College. The application site is also within the setting of the following Grade II listed buildings and the Grade II* listed Lloyds bank; Church of St Andrew the Great, Church of St Andrew the Great War Memorial, No.4-7 St Andrews Street and the College Tutor's House.

- 14.2 Several of the above heritage assets are within proximity to the proposed development, but are not considered to be impacted in any way by the proposed development and have therefore been scoped out of any significance assessment.
- 14.3 The first and potentially most directly impacted asset is the Grade I listed buildings of Christ's College surrounding the Entrance Court, south-eastern range of Second Court and the Bodley Library. The Bodley Library and southeastern range of First Court are both specifically referenced in the listing description and considered of National (Very High) significance. There are however areas of lower (or no) significance including the eastern half of Bath Court, the existing 1974 library to be demolished and the wall to Christ's Lane. Specifically, the existing library is listed only by virtue of its attachment to the earlier listed buildings, it is not considered to be of any special historic interest in its own right nor would it be considered to merit listing at even a lower level.
- 14.4 As noted, the application site, including the wider College site is located within the Central/ Historic Core Conservation Area. Whilst the Conservation Area Appraisal 2017 is organised street-by-street, it is clear that the entrance range of the College makes a very strong contribution to the townscape and historic interest of the area. As one of the earliest colleges, and within such a prominent central location it is not disputed that the College as a whole makes an especially strong contribution to the character and appearance of the Conservation Area.
- 14.5 The opening up of Christ's Lane in 2008 increased the visual prominence of the southeastern gable of the Bodley when looking northwards/ north-west along St Andrew's Street. This view from St Andrew's Street, along Christ's Lane is identified as comprising a "key positive view" within the appraisal.
- 14.6 A representation received from a Heritage Consultant on behalf of the Christ's Lane Action Group (CLAG) has claimed that in their view the existing 1970's library building is neutral contribution to the character and appearance of the adjacent heritage assets. The existing 1974 library building itself is not considered to provide any positive contribution to the

character and appearance of the Conservation Area, largely due to its inactive frontage with the street, as a result of it not being built with the intention of being publicly visible. Whilst as stated by the CLAG consultant the existing building is notably smaller than that proposed, officers considered that it is negative in its contribution to relevant heritage assets.

- 14.7 Christ's College forms part of the larger Registered Park and Garden designation of the area, however, it is considered that Bath Court, which did not exist at the time of the designation is not itself considered to make a significant contribution to the landscape of the College. Indeed, Bath Court is not visible from First, Second or Third Court, or from the Fellow's or Master's Gardens. Consequently, it is considered that it does not have any impact on the main historic components of the historic park and garden. Given the insignificant contribution of Bath Court to the Registered Park and Gardens, in addition to the lack of impact upon the more formal landscaped areas of the College. The development is acceptable with regards to its impact upon the Grade II listed Historic Park and Gardens.
- 14.8 Firstly, when considering the impact of the proposed demolition and replacement of the existing library, the principle of this in heritage terms has previously been approved and continues to be supported. The existing building makes negative contribution to the setting of the highly significant listed buildings such as the Bodley Library, as well as the character and appearance of the conservation area.
- 14.9 The proposed replacement library is substantial in its size in relation to both the plot and many of the surrounding historic parts of the College. Its presence is therefore greater, both externally and internally within the college.
- 14.10 One of the most visually prominent aspects of the development are the five chimneys that face towards Christ's Lane. During the application revised plans have been provided reducing the height of these chimneys by approximately 900mm in response to initial comments received from the Council's Conservation Officer. Following this revision, the very tops of the chimneys would only be visible within glimpsed views from the far side of First Court at eye level. Throughout the pre-application and application process the original height had been considered an acceptable height to limit any impact of this element upon the setting of the Grade I listed buildings with the glimpsed views not considered to harm the setting of the First Court range of buildings.

- 14.11 The recent letter received from CLAG states that there is an impact resulting from the height of the chimneys on the setting of the Bodley Library when viewed from along St Andrews Street. The chimneys themselves are not considered to attempt to be subservient in their scale and design, rather they attempt to contribute to a 'presence' along the lane. Whilst they are a prominent feature within views along Christ's Lane, they remain lower in height than the adjacent Bradwell's Court re-development. Both the Council's Conservation Officer and Historic England officer are in agreement that this change improves the impact of the proposal such that the chimneys themselves would not result in any harm to the setting of the Bodley Library.
- 14.12 This prominence of the proposed development is perhaps most visible in relation to the highly significant Bodley Library within views from along St Andrews Street, Christ's Lane and internally within Bath Court. Whilst the separation afforded to the Bodley is increasing as a result of the development, the height and proximity of the building, particularly the staircase tower is notably increased.
- 14.13 The height of the staircase tower has been raised as an issue by both the internal Conservation Officer and the Historic England officer, with the latter recommending that a reduction in height would improve the relationship of the proposed building to the Bodley Library.
- 14.14 The applicant however has chosen to retain the current height of the proposed staircase tower. The impact that this increase in scale would have upon the setting of the Bodley Library from public views along St Andrews Street and Christ's Lane is, in line with the comments from the Council's Conservation officer, considered to result in harm, on the lower end of less than substantial scale, to the setting of the Grade I listed building.
- 14.15 This harm is however, considered to be restricted to the setting of the Bodley Library which forms a part of the single, overall Grade I listed Christ's College site. Other elements of the proposed development, including the increased spacing between the Bodley are considered to mitigate any further harm to the setting of the Grade I listed buildings. These elements must be considered on the basis of this application. It is only if they do not require planning permission that internal works to the listed buildings are a matter for consideration within the relevant listed building consent application.
- 14.16 One notable aspect is the works proposed to Bath Court, the elevation of the proposed library facing towards this space and the impact that this has

upon the setting of the buildings on the southern side of First Court. The recent letter received on behalf of CLAG states that they consider the proposal to result in less than substantial harm to the setting of the northern range of Bath Court.

- 14.17 Whilst the proposed library would enclose Bath Court to a greater extent than the existing library. The high-quality design, combined with enhancements to the landscaping of Bath Court are considered to mitigate the impact of the increase in scale upon the other aspects of the listed buildings such that they do not result in any further harm beyond that identified to the Bodley Library.
- 14.18 As set out in paragraph 215 of the NPPF, any less than substantial harm to heritage assets should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.
- 14.19 The proposed development has been submitted taking into account the views of students. The current library facilities within the College are lacking in quality and falling below standards. The College buildings, including the existing library present significant accessibility difficulties with multiple variations in floor levels, in addition to an overall lack of sufficient study space, poor installation/ sustainability performance, and an extremely underused outdoor space within Bath Court. Officers consider therefore, that, by proposing a significant increase and improvement in the library facilities available to students within the College site, it is bringing the library of the College up to date with the current requirements of the students. As considered through paragraph 215, officers consider that the proposed development would help to secure the ongoing use of the listed buildings for their intended, educational use.
- 14.20 In addition to securing the optimum viable use of the site, the proposed development is considered to provide certain public benefits that are given weight in the planning balance as referred to in paragraph 215. The development's public facing Christ's Lane façade is considered to be significantly enhanced from that of the existing 1970's library building. This within a highly visible, public space, would result a tangible public benefit. In addition to the appearance of the façade itself, the provision of a large, integrated public bench is a further, albeit relatively minor public benefit arising from the scheme.
- 14.21 Paragraph 219 of the NPPF meanwhile adds that "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of

heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

- 14.22 There is an additional consideration that the proposed development would enhance and better reveal the significance of the College’s heritage assets more favourably than at present. The proposed library facilities, in addition to an increased physical separation to the Bodley Library, would provide additional book storage facilities that would facilitate the continued use of the Bodley Library for its intended purpose and allow for glimpsed views into the reconfigured Bath Court.
- 14.23 It is fundamental to recognise that there are two separate statutory duties when considering harm to listed buildings and harm to conservation areas, falling under sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990, respectively. Likewise, section 102 of the Levelling-up and Regeneration Act 2023 requires separate consideration of the effects on relevant heritage assets, including registered parks and gardens. Therefore, officers consider it important to clarify that the overall impact upon the listed buildings being neutral is identified separately from any impact upon the conservation area, and the Registered Park and Garden.
- 14.24 The overall impact of the proposed new library building upon the character and appearance of the conservation area is considered to be a positive one. The current uncovered wall now facing onto Christ’s Lane is replaced by a façade that balances the need for a “formal” elevation befitting of a college such as Christ’s with elements that provide engagement for passers-by. Subject to the conditions requested by the conservation officer in their comments, it is considered on balance, that the proposed library building, despite the increase in scale, would result in an enhancement to the overall character and appearance of the conservation area. In addition to resulting in no adverse harm to the Grade II listed College Historic Park and Garden.
- 14.25 Other works are proposed to the internal layout of the existing buildings within the College grounds in order to improve accessibility and to modernise/ improve the efficiency of existing elements of the College. The remainder of the works are not considered to require planning permission and therefore are assessed in greater detail in the relevant Listed Building Consent application. In conclusion however, these elements are not considered to result in any harm to the relevant heritage assets.

- 14.26 A number of conditions have been requested by the Council's Conservation Officer requiring additional details of the proposed works. Whilst all of the conditions are considered to be relevant and necessary, those requested relating to the recording of the listed building and timber frame works are recommended to be attached to the relevant Listed Building Consent application as opposed to this FUL application.
- 14.27 Archaeology
- 14.28 The application site, located within the historic core of Cambridge is in an area of high archaeological potential, including a Roman Road following St Andrew's Street, just south of the application site.
- 14.29 Whilst a Desk Based Assessment has been provided in support of the application, given the potential for archaeological remains surrounding the site, a condition requiring submission and implementation of a programme of archaeological work is recommended.
- 14.30 Overall
- 14.31 In conclusion, great weight should be given to the conservation of any designated heritage asset. Whilst there is a level of harm identified to the highly significant Grade I listed Bodley Library, this harm, at the lower end of the less than substantial scale, is considered to have been clearly and convincingly justified. Additionally, as concluded by the Council's Conservation Officer, the development of new increased library facilities would help to secure the listed building's optimum viable use. The overall impact upon the relevant listed buildings is therefore considered to be neutral and would preserve their special historic and architectural interest in accordance with Section 66 of the Listed Buildings and Conservation Areas Act 1990.
- 14.32 Separately, the impact of the proposed development upon the Historic Core Conservation area and the Registered Park and Garden is considered to be an enhancement. As concluded by the Council's Conservation Officer, 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.
- 14.33 In line with comments received from Historic England and the Council's Conservation officer, who raise no objection to the development, the development is not considered to result in any overall harm to the relevant heritage assets, applying paragraph 215 of the NPPF. Officers consider

that the scheme does provide public benefits through the enhancements to the Christ's Lane façade and provision of integrated seating along Christ's Lane.

- 14.34 In accordance with local and national policies, as well as sections 66 and 72 of the Listed Buildings and Conservation Areas Act, special regard must be given to the desirability of preserving listed buildings, including their settings; special attention must be paid to the desirability of preserving or enhancing the character or appearance of conservation areas; and special regard must be given to the desirability of preserving or enhancing registered parks and gardens, including their settings. The statutory duties carry considerable importance and weight when weighing any harm against any benefits or countervailing factors. Overall, the development is considered to preserve the setting and significance of the listed buildings, enhance the character and appearance of the Conservation Area and Registered Park and Garden. It is therefore compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF, the Levelling-up and Regeneration Act 2023, and Policy 61 of the Local Plan.

15. Carbon reduction and sustainable design

- 15.1 The application is supported by a sustainability statement outlining the approach adopted by the application towards sustainable design.
- 15.2 Given the nature of the works proposed, mixing both a new build library with elements of refurbishing existing, historic buildings, a bespoke strategy has been proposed throughout the pre-application process through to this application.
- 15.3 The development specifically seeks to follow Passivhaus principles for the new build element with high performing thermal fabric, airtightness, efficient air source heat pumps, innovative clay radiant ceiling heating system, mechanical ventilation with heat recovery and provision of on-site renewable technology through south facing PVs on the rooftop.
- 15.4 The existing buildings are to be subject to roof insulation with glazing upgrades to the Upper Hall along with moving from gas heating to fully electric air-source heat pumps.
- 15.5 Overall, the targets set out within the provided sustainability statement are, in consultation with the Council's Sustainability Officer, considered to be appropriate. They seek to achieve high standards of energy efficiency,

water efficiency and carbon reduction within the constraints of working within historic buildings.

15.6 Overall, therefore, it is considered that the appropriate steps have been followed, taking a hierarchical approach to improving the sustainability performance of the historic buildings within the college. A number of conditions are requested by the Council's Sustainability Officer, relating to:

- Compliance with the provided sustainability statement
- Rainwater harvesting
- Water efficiency calculations
- Water metering

15.7 All of which are considered to be appropriate and reasonably necessary to ensure that the development provides an acceptable level of environmental sustainability enhancements.

15.8 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with policies 28, 29 and 63 of the Local Plan of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

16. Biodiversity

16.1 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by an Ecological Impact Assessment.

16.2 This provided assessment concludes that the Statutory 10% Biodiversity Net Gain (BNG) is not triggered in this case given that the permanent works proposed would not impact greater than 25m² of on-site habitat. Given that the majority of the site comprises either existing buildings or sealed surfaces, this is not disputed. It is acknowledged that the temporary facilities for use during the construction phase are proposed on the grass within Second Court. Given their temporary nature however, and the fact that the grass will be returned to its previous condition, this is not considered to be reasonable to trigger BNG requirement for the proposal.

- 16.3 The submitted report also states that no protected species will be affected by the development. Indeed, all of the buildings are suitably sealed and of construction that would make it unlikely for bat or bird species to use them to roost.
- 16.4 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and the conclusions reached within the provided Ecology Assessment. This includes the recommendation that ecological enhancements are sought within the site. Details of which can be secured by way of a condition as recommended.
- 16.5 In consultation with the Council's Ecology Officer, subject to an appropriate condition, 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.

17. Water management and flood risk

- 17.1 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. Bath Court and parts of Second Court within the College are however at a low risk of surface water flooding.
- 17.2 The applicants have submitted a Flood Risk Assessment and drainage strategy in support of the application. As part of the proposed development, a new sustainable drainage system is proposed to be incorporated helping to manage surface water for storm events up to the 1in100 year level including climate change allowance. It is concluded that surface water from the proposed development can be controlled through the use of attenuation, restricting the flow of surface water to 2l/s.
- 17.3 The Local Lead Flood Authority (LLFA) has advised that there is no objection to the proposed development, supporting the use of rain gardens for controlling the rate of surface water drainage from the site in addition to providing water quality treatment. Conditions are recommended by the LLFA relating to a scheme of surface water drainage as well as control measures for surface water run-off during construction.
- 17.4 Anglian Water has provided a number of comments on the application following changes to their view in respect of foul water drainage capacity. The most recent comments follow additional information provided by the applicant that confirms the proposal would not result in an increase in the

number of students or staff within the Chris's College site, nor does it result in a change of function. In addition to pre/ post development flow rate calculations, the use of more modern "low-flow" appliances within the replacement building results in a reduction in peak flow rates within the site from 3.96 l/s to 3.72 l/s.

- 17.5 As such, Anglian Water have confirmed that they have no objection to the proposed development as the application would not lead to any additional risks to the Cambridge water recycling centre. An additional condition is recommended by Anglian Water relating to compliance with the provided Drainage Strategy to ensure that flow rates do not exceed the suggested 2l/s. Given the LLFA comments requesting a detailed scheme of surface water drainage, it is considered that the condition requested by Anglian Water is not required.
- 17.6 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.

18. Highway safety and transport impacts

- 18.1 Within the grounds of the College there is limited vehicular access whilst the development proposed is not seeking any alterations to this existing arrangement. Access to the library by students would be from within the college grounds. There is an existing access into Bath Court from Christ's Lane beneath the bridge linking the Bodley library to the existing library. This entrance is to be retained between the expanded opening between the historic library and that proposed.
- 18.2 The application is supported by a Transport statement and draft construction management plan. These documents confirm that the proposed development is not expected to result in any meaningful increase in the number of students or staff within the college. Which, combined with the lack of vehicular access to the library is such that the proposals are not considered likely to result in any notable change in traffic movements.
- 18.3 Deliveries to the library kitchen are proposed to remain as existing, from along either Christ's Lane or Drummer Street between 06:30am and 09:00am. Officers do not consider that the frequency of such deliveries is likely to significantly increase as a result of the proposed development.
- 18.4 Concerns regarding the construction impacts of the proposed development have been raised frequently by third parties and at the

previous Development Control Forum. These concerns were centered around the safety of pedestrians using the surrounding streets, including along Christ's Lane itself which is a busy thoroughfare between key parts of the city and the Drummer Street bus station.

- 18.5 Whilst Construction management plans are often not provided until conditions stage, a draft document has been provided in support of the application setting out the construction strategy at this stage.
- 18.6 It is acknowledged that Christ's College & Jesus College are the head leaseholders of the land beneath Christ's Lane, with the County Highways Authority adopting over half of the width of Christ's Lane as public highway. The division of the path is denoted approximately by the drainage gutter running along Christ's Lane with the land closest to the College being private land and that closest to Bradwell's Court being adopted public highway.
- 18.7 The draft construction plan provided estimates that an average of two deliveries per working day will be received along Christ's Lane with vehicles reversing in from St Andrews Street. In addition to this, a high number (10 deliveries per day) will be received from the rear of the site using gates into the college at the northern end of Drummer Street bus station. Whilst the number and specific arrangement has not been finalised at this stage, each area receiving deliveries will be served by an appropriate number of staff/ banksman to ensure safety. It is not proposed at any point to fully close Christ's Lane for pedestrian access. In any case, given it is an adopted highway, this would require a Traffic Regulation Order to be agreed with the County Council.
- 18.8 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal. The Local Highways Authority have requested the addition of a condition requiring the submission of a traffic management plan prior to any works. This condition is considered to be required in order to protect pedestrian safety during construction works.
- 18.9 Subject to conditions as applicable, the proposal accords with the objectives of Policies 80 and 81 of the Local Plan and is compliant with NPPF advice.

19. Car and cycle provision

- 19.1 As existing, there is no vehicular access to the site within the application boundary. There is a small area of car parking within the College along Hobson Street although this is not considered to be relevant to the proposed development given the lack of additional trips envisaged as a result of the development.
- 19.2 As with car parking, there is no existing cycle parking within the application site with none proposed as part of the application. It is understood that currently students utilise public cycle parking areas within close proximity to the site. Again, given the fact that the proposed development is not expected to result in any increase in student or staff numbers, it is not considered to be reasonable to require any additional cycle parking within the application site.
- 19.3 The proposed cycle parking is compliant with policy 81 of the Local Plan.

20. Amenity

- 20.1 The application site is located on the southern edge of the College site with the proposed library building being surrounded on three sides by existing college buildings. Despite this, to the south of the application site is the building initially named Bradwell's Court with a number of retail units on the ground floor, beneath an overhanging first and second floor, housing multiple residential apartments.
- 20.2 During the process of the application daylight sunlight studies have been provided to demonstrate the impact of the proposed development on the adjacent residential properties.

Neighbouring properties

- 20.3 Impact on the residential properties of Bradwell's Court
- 20.4 Whilst Christ's Lane itself is slightly wider given the overhang of the first floor level of Bradwells Court, the first and second floor of Bradwells Court are understood to be separated by approximately 6.5 metres from the southern elevation of the proposed library building. Having visited the residential apartments within the second and third floors of Bradwells Court, it was evident that the closest part of this building to the College and therefore also the proposed library is a shared access deck that runs along the length of the building. It was noted that there were some small tables and chairs set out along this area, however given the residential

units all have their own private gardens, it is not considered that this area provides any significant amenity value for the residential units and is rather a means of access.

- 20.5 Having reviewed floor plans of the adjacent neighbouring properties, in addition to visiting the apartments, it is understood that for units 4-10, in addition to front doors, each property has two windows facing north towards the application site serving both a kitchen and bathroom. Each of these units appears relatively open plan at second floor level with large living spaces opening out to private gardens to the south. These properties are also all duplex units with bedrooms located the floor above with these northern facing windows further set back from Christ's Lane and the proposed library.
- 20.6 Whilst units 4-10 of Bradwells Court are likely to be the most significantly impacted by the proposed development, there are additional units that do not face directly towards the proposed replacement library namely units 1 and 11 at either end of the northern elevation.
- 20.7 The provided daylight & sunlight study concludes that all of the windows assessed with a requirement for daylight pass the Vertical Sky Component (VSC) test with the exception of Window 78. This window is one of the first floor windows that serves the open plan living space of unit 4. It is not considered that the window is the primary window serving this habitable space which would rather be the larger opening at the southern side of the property. It is also acknowledged that the existing VSC level of this window is significantly compromised by the overhang above the covered walkway to the north. Specifically, the existing VSC level of the window is 5.1% meaning that the reduction of only 1.7% exceeds the BRE guidance that levels should not fall below 80% of the initial level. Comments within the recent letter received on behalf of Christ's Lane Action Group noted an error within the modelling of the submitted Daylight & Sunlight report. An updated version of this report has been received during the application clarifying the windows shown on the modelling. Officers are therefore content that the information within the provided report is accurate and can be relied upon.
- 20.8 With regards to the Daylight Distribution test (No Skyline Test) this is applied to understand the daylight distribution within buildings, evaluating the areas of rooms where no part of the sky would be visible. In this instance every one of the rooms assessed passed the test meaning that there is less than 20% of the room where the sky is not visible and any existing values have not been reduced to less than 80% of their initial value.

- 20.9 Considering the above, the only window that fails the VSC test is not considered a primary window, which is highlighted by the fact that the room it serves passes the NSL test. This, taken in combination with the fact that the window is significantly impacted by the overhang above, is such that it is considered the impact of the proposed development from loss of light is acceptable.
- 20.10 Having visited the neighbouring building, there is no doubt that the proposed replacement library, owing to its height, would be visible from the neighbouring properties within Bradwells Court. The loss of a view is not a material planning consideration that carries any weight in the planning balance. Whilst the overbearing nature of a proposal is a consideration, in this instance, the distance between the habitable windows of the neighbouring properties and the height of the proposed library is such that the development is not considered to result in an overbearing impact.
- 20.11 There are a number of windows within the southern elevation of the proposed library building that would face towards the neighbouring residential properties of Bradwells Court. Those windows at the third floor level of the proposed library would be at a similar height to the deck access and subsequently the front windows of the neighbouring properties of Bradwells Court.
- 20.12 The separation distance between the windows of the library and those of the neighbouring properties is understood to be approximately 9 metres, with the balustrade of the deck access providing a certain level of screening between the two. Whilst similar in level, the windows within the library do sit lower than those of the residential properties meaning that there would not be a direct line of sight between the two. Therefore, given the deck access between the two, it is not considered that there would be any direct overlooking and therefore loss of privacy as a result of the proposed development.
- 20.13 In addition to the windows of the proposed library, a garden terrace is also proposed to the eastern edge of the site between the library itself and the Upper Hall. It is noted that concerns have been received relating to the impact of the use of this terrace upon the residential properties within Bradwells Court.
- 20.14 The terrace itself is set back from the Christ's Lane elevation of the site by approximately 3.7 metres. Given the height of the terrace, significantly lower than that of the residential units within Bradwells Court, it is not

considered that there would be any direct overlooking from this area towards neighbouring occupants. Whilst the potential use of the outdoor area would not be expected to result in any significant noise disturbance above that to be expected from pedestrians along Christ's Lane. Given therefore, the additional distance between the terrace and residential properties of Bradwell Court the impacts of this element of the proposal are not considered to be significant.

20.15 Impact upon the retail units of Bradwells Court

20.16 Concerns have been raised by multiple third parties regarding the impact of the proposed development on the adjacent retail units on the ground and first floors of Bradwells Court to the south of the application site. Whilst there are a number of different premises along the southern side of Christ's Lane, they are all considered to fall within a form of retail use.

20.17 BRE guidance within the "Site layout planning for daylight and sunlight" (BR209), states that the guidelines within the document "may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices.

20.18 In this instance, it is not considered, that within retail units such as those adjacent the site, users would have any significant expectation of daylight. The majority of users of shops such as these are likely to only visit for a short period of time before leaving. It is therefore not considered to be reasonable to apply the BRE guidelines and to assess the impact of the proposed development upon these units.

20.19 Impact upon Christ's Lane itself

20.20 In addition to the impact upon the retail units along Christ's Lane, concerns have also been raised by interested parties regarding the overshadowing of and impact upon the amenity of Christ's Lane.

20.21 Christ's Lane's primary function is as a throughfare linking important retail hubs, the city centre and the Drummer Street Bus Station. Given its importance as a means of connection within the city, it is heavily used by pedestrians throughout the day. In addition as a means of connectivity however, it occasionally hosts pop-up stalls serving food and drink, as well as seating outside of the Starbucks café on the southern side.

- 20.22 In addition to the impact upon the character of this area as assessed previously within this report, consideration must also be given to the impact upon it as an area of amenity.
- 20.23 A recent letter has been received on behalf of the Christ's Lane Action Group with regards to the impact upon Christ's Lane from loss of light and overshadowing. Within this statement it is argued that, given the amenity value of Christ's Lane, a full assessment to BRE standards is required in order to be able to assess the application's impact in this regard.
- 20.24 Whilst officers do not consider that a full assessment is required regarding the impact upon Christ's Lane, additional information has been provided by the applicant in the form of a daylight study highlighting the impact of the proposed development.
- 20.25 The development, and new library building would undoubtedly somewhat enclose part of Christ's Lane as a result of the increase in height. It is not considered however, as shown on the provided shadowing studies, that this increase in height would result in any significant, further overshadowing of Christ's Lane. The Bradwells Court redevelopment, being to the south of Christ's Lane and greater in height would be the primary building impacting the area and itself casts a shadow over the majority of Christ's Lane at ground level. It is also considered that the Lane would retain late afternoon sunlight from the western end of Christ's Lane that would remain unobstructed by the development.
- 20.26 As highlighted in the letter received, the development proposed would increase the level of shadowing upon the Bradwells Court redevelopment, however as discussed above, this impact is not deemed significant.
- 20.27 As a result, given the function of Christ's Lane primarily as a pedestrian thoroughfare, the impact of the development upon this space is not considered to be significant or to result in any meaningful harm.
- 20.28 The proposal is compliant with policies 35 and 58 of the Local Plan.

Accessible design

- 20.29 The Design and Access Statement as well as the Planning Access Statement set out the accessibility principles of the proposal and the steps taken to improve over the existing buildings shortcomings.

- 20.30 The proposal has the potential to meet the requirements of Approved Document M Volume 2 that relates to non-domestic buildings. this includes two new passenger lifts, one serving the library and the other to serve Bath Court, the kitchen, Upper Hall and the Old Combination Room. There is also step-free access to all parts of the buildings including the terraces.
- 20.31 It is noted that there is a single new step proposed near any existing staircase required in order to achieve step-free access to the Old Combination room from the lift to Bath Court. In addition to the above, a multi-faith prayer room is proposed at ground flood off Bath Court.
- 20.32 The existing library building, and wider College site are considered to be extremely inaccessible for a number of reasons, including the lack of level access throughout. The Councils Access Officer has been consulted on the application and attended a meeting as part of the pre-application process. The Officer has supported the improvements proposed within development in comparison to the existing situation.
- 20.33 Overall, it is considered that careful consideration has been given to ensuring that the proposal meets the principles of inclusive design, in accordance with Policy 56 of the Cambridge Local Plan 2018.
- 20.34 Construction/ demolition impacts
- 20.35 The nature of the application site being tightly constrained with neighbouring residential properties nearby is such that the demolition and construction phases of development would have a certain level of impact on the public space of Christ's Lane, as well as the neighbouring residential properties of Bradwells Court.
- 20.36 The length of the construction period for the proposed development is not understood to be fully known at this stage. However, as set out in the draft construction management plan, the disruption from the construction works is likely to be focussed around Christ's Lane and Drummer Street Bus Station.
- 20.37 The Council's Environmental Health Team have assessed the application and have raised no objection to the construction phase of the proposed development. This is subject to conditions recommended relating to Construction/ Demolition hours, Demolition/ construction collections & deliveries, Construction/ demolition noise/ vibration & piling and dust. All of which are considered to be reasonable and necessary to protect the amenity of surrounding residents during the construction phase.
- 20.38 Plant Noise

- 20.39 The proposed development, in order to meet the proposed sustainability targets is proposed to include plant room at first, second and third floors, with the noise generating units located on the rooftop. Specifically, the noise generating units comprise 2No. Air Source Heat Pumps (ASHP) and 4No. Mechanical Ventilation with Heat Recovery units (MVHR).
- 20.40 As set out in the provided noise impact assessment, the proposed ASHPs are significantly louder than the proposed MVHR units and therefore dictate the noise environment of the proposed development. It is also confirmed that both ASHPs will operate between 06:00-23:00, ASHP 2 will not operate between 23:00-06:00 whilst ASHP 1 will be operating in Super Silent Mode.
- 20.41 The provided noise impact assessment concludes that the noise levels at the site are dictated by road traffic primarily from along St Andrews Street as well as pedestrian traffic including along Christ's Lane.
- 20.42 There is no objection, in line with comments from the Environmental Health officer to the conclusion within the Noise Assessment, that the site is suitable for the development proposed, including the relevant plant. A condition requiring specific noise assessment to include insulation/mitigation to be provided prior to the installation of any plant is considered to be reasonable and necessary to protect the amenity of neighbouring occupiers.
- 20.43 Odour
- 20.44 Forming part of the application is the refurbishment of the College kitchens including changes to the internal layout which will require alterations to the existing ventilation system. Additionally, during the construction phase, a temporary building to house the kitchens and dining facilities is proposed within the Second Court of the college.
- 20.45 The proposed chimneys projecting above the library building provide a route for exhaust from the proposed kitchen facilities. Whilst the reduction in the height of the chimneys is considered preferable in design terms, it is acknowledged as highlighted by the Environmental Health Officer, that this may compromise their effectiveness for ventilation.
- 20.46 Overall, however, despite the reduction in height of the chimneys, the odour impact assessment and proposed mitigation is considered to be acceptable such that no significant odour impacts are envisaged. A

condition requiring with the provided odour assessment is considered to be required to ensure that the impact in this regard is acceptable.

20.47 Artificial Lighting

20.48 Limited information has been provided regarding the details of any artificial lighting within the application site. Given the potential sensitivity with nearby residential properties, a condition requiring an impact assessment and lighting scheme is required prior to the installation of any artificial lighting.

20.49 Contaminated Land

20.50 Whilst there is no specific historic use that makes the site potentially contaminated, it is a brownfield site and therefore a contaminated land risk assessment has been undertaken and provided in support of the application.

20.51 The conclusion of this assessment is that 60mm of Made Ground is removed within the landscaped areas of Bath Court and replaced with clean topsoil.

20.52 In line with the comments received from the councils Environmental Health Officer comments, there is no objection to this recommendation within the report. A condition relating to unexpected contamination along with another requiring provision of a materials management plan are considered to be appropriate and necessary in this instance.

20.53 Air Quality

20.54 An Air Quality Assessment has been provided in support of the application along with a construction dust risk assessment.

20.55 The operational use of the site is not considered to raise any concerns with regards to air quality. As discussed relating to Construction/ demolition, a Dust Management Plan is required to be provided via a condition.

20.56 Summary

20.57 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 55, 56, 57, 58, 59 of the Local plan. The associated construction

and environmental impacts would be acceptable in accordance with policies 33, 34, 35 and 36 of the Local Plan.

21. Other Matters

Public Art

- 21.1 Whilst proposed along Christ's Lane, and therefore within the public realm, the bench proposed is not considered to fall within the criteria of public art. Rather it is a functional output of the proposed development that carries some, limited public benefit. Whilst replacing an existing bench, it is notably larger in size.
- 21.2 One more tangible public benefit proposed as part of the amended information provided is the potential for the gate opening out onto Christ's Lane from Bath Court, between the Bodley and proposed library to be designed in a way that meets the definition of public art. Whilst the gate would remain closed to the public, it is considered a design solution could be found that would allow views through the gate into Bath Court, whilst providing a feature that is of interest and importantly publicly accessible.
- 21.3 A condition is recommended requiring details of any public art to be provided prior to development above ground. Subject to this, the proposal would be considered to comply with the requirements of the Cambridge City Public Art SPD.

Crime

- 21.4 Concerns have been raised by third parties regarding the impact that the proposed development may have upon the safety of pedestrians using Christ's Lane, especially at night. Whilst the proposal would increase the height of the façade along Christ's Lane, it is considered that the perceived surveillance would be increased by virtue of the number of windows within the façade facing onto Christ's Lane.
- 21.5 The Police liaison officer has commented on the development raising no objection, with a condition recommended regarding "secured by design". Given that officers do not consider the development would result in any notable reduction in safety, it is deemed that this condition is not required.

Waste

- 21.6 Comments have been received from the Councils Shared Waste Officer requesting details of a waste management plan to be required via a suitably worded planning condition. Given that the development is seeking no alteration to the existing waste arrangements for the college, and that there is no increase in students or staff within the site, it is considered that a condition such as this would not be lawful.

22. Third party representations

- 22.1 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
Reactive provision of additional information	The application was validated without a daylight sunlight assessment. Officers considered that this was required and the information was subsequently provided. It was officers' view that since the application had been validated, the subsequent provision of this information is not the fault of the applicant.
Misleading views within the TVIA	Whilst concerns have been raised regarding the accuracy of the information within the provided TVIA. There is no reason for the council to believe that the visuals within this document are in any way misleading.
Lack of assessment of alternative locations.	Whilst the applicant has provided a site selection process as part of the design and access statement. The application must be assessed on its own merits including the library in the currently proposed location.

Table 3 Officer response to third party representations

23. Planning obligations (S106)

- 23.1 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
- 23.2 Policy 85 of the Cambridge Local Plan states that permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising

from the new development. Where existing infrastructure will be placed under strain due to the impact of new development, improvements to existing infrastructure or compensatory provision should be made so that an appropriate level of infrastructure is maintained.

- 23.3 Comments have been received from the Councils S106 officer regarding the proposed development, stating that, in their view, financial contributions should be sought totalling £20,000 towards the provision of and/ or improvement of the public realm facilities at and in the vicinity of Christ's Lane, Cambridge. An addition £2,200 is requested towards the monitoring and administration of the S106 agreement.
- 23.4 The comments from the S106 officer state that the relevant wording within the S106 SPD is that "It is not intended that the Planning Obligation Strategy should attempt to cover every possible circumstance that may need to be included in a planning obligation. This would be impossible as sites, developments and circumstances vary greatly and many planning obligations will therefore need to be development-specific in nature and may be unique to the individual development, for example, contaminated land issues, archaeological mitigation measures, occupational restrictions, historic building restoration requirements. Such requirements would need to be assessed on a case-by-case basis, taking into account the specific nature of individual developments"
- 23.5 Whilst officers do not dispute that the requirement for contributions can be assessed on a case-by-case basis, in any instance they must meet the above CIL tests to ensure that they are lawful.
- 23.6 In this specific case, as is acknowledged by the S106 officer, the proposed development is not forecast to result in any increase in student numbers. It would result in a notable increase in gross internal area within the site, however this is in order to bring the library facilities up to the required level for the college and the current number of students.
- 23.7 As a result, given the number of people accessing the site is not expected to increase, financial contributions towards improvements to public realm along Christ's Lane are not considered to be reasonably related in scale to the proposed development. In any instance, the proposal itself seeks certain improvements to the public realm along Christ's Lane through the façade, public bench and any public art.
- 23.8 Whilst the construction phase would result in a certain level of impact upon Christ's Lane, this would be restricted to a temporary period of time and not therefore suitable justification for the requested financial contributions.
- 23.9 As will be set out in the planning balance of this report, officers also consider that the requested contributions are not required in order to make the development acceptable in planning terms, as required by test a) of the CIL legislation.

- 23.10 Overall, therefore, the financial contributions requested by the S106 officer are not considered to be required as they would not meet the necessary CIL tests and as such would not be lawful and would therefore not meet the threshold of Policy 85 of the Cambridge Local Plan.

24. Planning balance

- 24.1 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).
- 24.2 Heritage
- 24.3 Applying the statutory duty under Section 66 of the Listed Buildings and Conservation Areas Act 1990, the scale and siting of the proposed replacement library, specifically the staircase tower, would be prominent within views and the setting of the Grade I listed Bodley Library. Great weight should be given the conservation of this designated heritage asset. Here, the proposal would cause less than substantial (on the lower end of the scale) harm to the significance of the listed building.
- 24.4 Notwithstanding this harm, the development of new, increased library facilities provides clear and convincing justification and helps to secure the optimum viable use of the building. Despite the harm to the listed Bodley Library, the development would result in enhancements to other elements of the Grade I listed College buildings, including but not limited to Bath Court. Overall, the development is considered to preserve the significance and setting of the relevant listed buildings.
- 24.5 Separately, applying Section 72 of the Listed Buildings and Conservation Areas Act and Section 102 of the Levelling-up and Regeneration Act 2023, the proposal is considered to represent an enhancement to both the Historic Core Conservation Area and the Registered Park and Garden.
- 24.6 Overall, therefore, the development's impact upon heritage assets is considered to be neutral with no overall harm, and there would be no conflict with development plan policy on heritage.
- 24.7 The provision of public art in the form of the gate onto Christ's Lane, and the bench within the Christ's Lane façade are public benefits arising as a result of the proposed development. These are attributed limited positive weight in the planning balance.

24.8 Other Benefits

- 24.9 The proposed development is considered to result in significantly improved accessibility within the College including within the new library building. The development would therefore facilitate and allow for the equitable use of the services by its users.
- 24.10 The development proposed, including the replacement library building would also allow for a significant improvement in the environmental sustainability of the College site through the use of renewable energy sources and by upgrading existing infrastructure.
- 24.11 Overall, the proposal is considered to be in accordance with the development plan, and there are no material considerations which indicate that permission should be refused (having taken into account the NPPF and NPPG guidance in particular). Having taken account of the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

25. **Recommendation**

- 25.1 **Approve** subject to:
-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

26. **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/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).

4. 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).

5. 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).

6. Notwithstanding the details shown on the submitted plans, no demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

7. 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).

8. 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).

9. 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).

10. 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).

11. No development shall commence (including demolition) 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 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, 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 (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. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

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

29. 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).

30. 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).

31. 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).

32. No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

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

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.

