Exhibit H1: extracts from Historic England's disclosure under reference 26/04173

Christ's Lane Action Group. Application 26/02109/FUL. Exhibit to Annex H (the Historic England FOI schedule), 23 September 2026.

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Item	What it is	Released bundle and page	Exhibit page
H1.1	Inspector's email of 20 December 2024 and the agent's reply	HE_applicant_pre-app and apps emails_Redacted.pdf, page 25, page 26, page 27	2 to 4
H1.2	Inspector's email of 3 February 2025	HE_applicant_pre-app and apps emails_Redacted.pdf, page 35	5
H1.3	Applicant's agent's letter of 14 May 2026	HE_applicant_pre-app and apps emails_Redacted.pdf, page 66	6
H1.4	Historic England internal record, 19 June 2026	Consultation received 2026 emails_Redacted.pdf, page 4	7
H1.5	Historic England to the case officer, 23 September and 20 October 2025	HE_CCC_formal consultation emails_Redacted.pdf, page 14, page 16	8 to 9
H1.6	English Heritage's letter on the consented scheme, 11/0495/FUL	2011app_X_HERef_L00104702_138865_110495FUL_Redacted.pdf, page 1, page 2, page 3	10 to 12

Wilkins, Mark

From: Jon Burgess <jon.burgess@turley.co.uk>
Sent: 20 December 2024 09:18
To:
Cc: Paul.Robertshaw@greatercambridgeplanning.org
Subject: RE: Christ's College New Library - Historic England feedback on 2nd pre-app meeting

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Many thanks Rosa
These are really helpful.
See you in 2025!
Jon

DrJon Burgess
Director, Head of Cambridge
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From:
Sent: 20 December 2024 08:27
To: Jon Burgess
Cc: Paul.Robertshaw@greatercambridgeplanning.org
Subject: Christ's College New Library - Historic England feedback on 2nd pre-app meeting

Christ's College New Library. Pre-application 2. Follow up comments

As promised, below are some follow up comments to our meeting on Wednesday, which summarize our views and comments on the project as presented in pre-application 2. We would be happy to join the next project workshop suggested prior to the February Design Review Panel, if you would find it helpful, after which any further comments would fall under our Extended Pre-application Advice.

Interim Feedback

This is a difficult project, which seeks to introduce a new key building for the college into what was historically a domestic kitchen garden, evidenced in Loggan's map of 1690. The space seems to have been encroached upon from at least at the end of the 19th/early 20th centuries; the Ordnance Survey map of 1888 shows two lecture rooms west of kitchen and larder.

The current proposals represent a revision of the scheme consented in 2011, renewed subsequently in 2016. The strong emphasis on sustainability results on a scheme that threads more lightly within the site; the

basement is no longer proposed, the former glazed court is opened up and a garden reinstated within Bath Court. These are very positive improvements which we warmly welcome.
The project takes strong inspiration and cues from the historic uses of the site and is envisaged as a library in a walled garden, almost as an ancillary garden building behind a heated wall, however somewhat contradictory on its proportions in relation to the garden.
The scheme also considers the relocation of some uses associated to the kitchen area. It carves back a small area of Bath Court, moving the kitchen wash up area to the eastern end of the college rooms building and relocating the existing lift, now with a clear public use. It also rationalises toilet provision to the halls, by locating toilets in what seem it was historically accommodation. These are sensitive areas of the building, that, albeit subject to alterations, may retain 16th century fabric. We consider further clarity on this aspect would be beneficial.
The massing of the building puts considerable pressure on what is a domestic space. The design has sought to mitigate this aspect through design, maximizing the openness of the lower floors, adopting a more silent wall towards the upper levels to avoid overdominance and visual intrusion. However, this relationship feels quite tight. Some visualisations from the access linked to new lift area on the east end looking upwards may help understand this better.
Regarding the frontage to Christ's Lane, we consider that the idea of expressing the service risers to articulate the rhythm of the elevation is an attractive one, evocative of the powerful chimney stacks around town. We are uncertain whether this image would get diluted with the apparent variety of layers proposed, and whether a clearer expression would result from rebuilding the boundary wall, which would not seem to hold a strong historic or architectural value and consider the stacks as a continuation of it. This would become clear as the proposals develop. Relatedly, we also suggested that regularising the width of the service risers (or at least their expression towards the street) might strengthen the rhythm of the composition.
In relation to the elevation to Bath Court, the blank wall appears to be envisaged as vertical slope, reminiscent of the college's beautiful roofs. We wonder whether this would result too heavy and whether a lighter type of cladding would work better in this context. Relatedly, the encounter between the blank wall and the volume of the 1913 building still feels slightly odd. Further detail would also help better understand the encounter between glazed canopy, blank wall, valley gutters and long gutter.
Our strongest concerns relate to the massing of the building, particularly on its encounter with Bodley Library, which at the moment feels rather uncomfortable, given its proximity and height. We strongly recommend this area is revised, maybe receding, scaling down this end and relating more to the alignment of the library might improve this relationship.
Overall, we welcome the approach taken to revising the granted scheme and its ambitions. This is a much better project architecturally, with greater potential for enhancement to the character of the conservation area and delivering greater benefit to the College. We have concerns around the relationship with Bodley library and there are other areas that would need further detail, mentioned earlier and discussed during the meeting.
I hope this feedback is helpful and look forward to continue discussing these proposals as they develop towards formal submission. You've seen that I've cc'd in Paul, but please share with and as appropriate. In the meantime, I wish you all a lovely and restful Christmas break.
With kind regards,

Inspector of Historic Buildings and Areas | East of England Region
landline, | mobile.
Advance notice of leave: 20th Dec – 6th Jan

Historic England

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Wilkins, Mark

From:
Sent: 03 February 2025 17:40
To: Jon Burgess
Cc: Michael Parsons; Keir Dixon; Christs College Cambridge
Subject: RE: CHRIST'S COLLEGE LIBRARY

Jon,

All good on this end. Likewise, I hope you are well too.

Many thanks for sharing the presentation and for the notes and your summary of the discussions below. I am sorry I could not make the workshop, due to a previously agreed full day site visit on that day (I would certainly have loved to have seen the model!).

Many thanks for kindly offering to arrange a separate meeting. I agree that the documents are quite clear and appreciate the tight schedules up to the Design Review Panel, and so I am happy to issue my comments based on the information shared; these follow below:

The simplification of materials and layering towards Christ's Lane represents, in my view, an improvement over the previous iteration, as do the changes introduced at ground floor level. The shifting of the prayer room allows for a more generous, less cluttered encounter on this end, which give more breathing room, and importantly allows more light, between the new building and the Bodley.

The stepping back of the upper staircase gallery is also positive. This element, however, still feels dominant over the Bodley (particularly thinking on view 7, on page 17). A slight reduction in height would be beneficial to ensure a more sympathetic integration, if possible. I also appreciate this needs to be considered within the whole north elevation, and I could only see a glimpse in p.9 with the 3d model.

Good to see a range of materials explored for the Bath Court upper elevations, and I am sure it prompted really interesting discussions. I am comfortable with clay shingles as a material of choice for this elevation, subject to detail. The images shown in page 41 seem would provide an attractive tone and colour variation which I think could fit in well with the materiality of the surrounding buildings.

I also agree with the preference of leaving the upper sections of this elevation as simple as possible, allowing the material to 'sing' for itself. I think that the concept/character of this upper screen is different and does not need to be related to the lower storeys.

As previously mentioned, the encounter of this upper section, roof and gutters will be an important element to consider, and I look forward to seeing further details as the proposals develop.

I hope the above comments are helpful. I haven't yet received any invite for the Design Review Panel, but I would be happy to attend, if you would find that helpful. I will place a hold on the day to ensure I remain available.

Any discussions going forward afterwards would necessarily fall under our extended pre-application advice, and so it would be good to have an indication of how many more meetings you envisage before submission, so we can provide an estimate for our engagement, if that was of interest to you.

With kind regards,

Inspector of Historic Buildings and Areas | East of England Region

Wilkins, Mark

From: Jon Burgess <jon.burgess@turley.co.uk>
Sent: 14 May 2026 11:50
To:
Cc: Michael Parsons; Keir Dixon; Dominic Bush; Paul Robertshaw
Subject: CHRIST'S COLLEGE LIBRARY

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Dear and

I hope you are both well.

You will no doubt remember our proposed scheme to replace the 1970s library at Christ's College which was granted consent by Cambridge City Council's Planning Committee in November 2025. We were very grateful for your assistance throughout the pre-application and determination periods of the applications.

You may not be aware that a local group decided to challenge the Council's decision (though only the planning approval, not the Listed Building Consent). The challenge has been allowed to continue to a Judicial Review hearing possibly in October.

The potential delay to the scheme has a major impact on the College. Consequently, it is likely to decide to submit a duplicate planning application (a decision on this will be made next week). Submission of a duplicate application will allow reconsideration by the Committee with the report seeking to address the points raised by the claimant in their challenge. This should be possible before October.

One of the points which the claimant raised related to the advice given by Historic England and whether that had been misrepresented to Council Members. Regardless of the merits of that opinion, we feel that it is very important that this time around, the Committee are left in no doubt about Historic England's advice.

As this is such an unusual case, we think it would be useful to meet so we can talk through the various issues. Hopefully this will assist you in producing your response to the latest application when submitted.

We are hopeful of making this re-submission within the next fortnight. Is it possible for you to suggest some possible dates to meet in the coming weeks please? We are relaxed as to where this should take place, though feel it would probably be advantageous to meet in person.

Many thanks and best wishes

Jon

Dr Jon Burgess
Director, Planning and Heritage

Mobile: +44 7779 012476
Office: 01223 810990

Wilkins, Mark

From:
Sent: 19 June 2026 10:42
To:
Subject: CONSULTATION: Camsys Ref: P10000436 - Christ's College Library - LPA Ref: 26/02109/FUL

Hi

As per your e-mail, we have now received the new Christ's College Library Consultation.

Camsys Ref:	P10000436
HE Deadline Date	08/07/26
LPA Link	https://applications.greatercambridgeplanning.org/online-applications/applicationDetails.do?activeTab=documents&keyVal=TG5PBZDXIM400
Brief Description of Works	Demolition of 1970s library and replacement with new library, social and study spaces 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 south east 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.
Additional Comments	The Library is within the Grade I Listed, Christ's College, the Buildings Surrounding Entrance Court, with the South East Range of Second Court. It is also within the Grade II Registered, Christ's College Park and the Central Cambridge Conservation Area. See previous consultation L01594085 (25/02162/LBC) which was the subject of a 'Y - Concerns' letter on 29/07/25 and 01/09/26 and was approved by the LPA on 07/11/25

Wilkins, Mark

From:
Sent: 23 September 2025 18:18
To: Dominic Bush
Subject: RE: Christs College Library - 25/02161/FUL & 25/02162/LBC

Dear Dominic,

I am good thanks, just back from leave and catching up on emails. I hope you are well too.

Thank you for your update below and for letting us know the date you are intending to take this application to the planning committee, it is much appreciated.

Thank you as well for this early notice and for checking if I would be able to attend. I have discussed our query with my line manager, and I can confirm that Historic England does not normally attend to planning committees. This is due to our limited resources and workload, but we are happy to stand by our written advice and for this to be presented at the committee, if you would find this helpful.

I trust the above is helpful, but let me know if you have any questions,

With kind regards,

Inspector of Historic Buildings and Areas | East of England Region
landline. | mobile.

From: Dominic Bush <Dominic.Bush@greatercambridgeplanning.org>
Sent: 18 September 2025 14:10
To: @HistoricEngland.org.uk>
Subject: Christs College Library - 25/02161/FUL & 25/02162/LBC

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Good afternoon

I hope this email finds you well?

Just as an update on this application, I am currently aiming to take the application to planning committee on the **29th October** although this is subject to change and in which case would be December at the earliest.

Wilkins, Mark

From:
Sent: 20 October 2025 17:13
To: Planning@greatercambridgeplanning.org
Subject: RE: Notification of Public Speaking - 25/02161/FUL

re. app.no. 25/02161/FUL Christ's College, Christ's College Library, St Andrews Street, Cambridge

Dear Dominic Bush,

Many thanks for the attached Notification of Public Speaking in relation to the above planning application, which is to be considered by the Cambridge City Council Planning Committee on 29th October 2025, 10.00am.

We do not wish to speak at the meting or make any additional representations. We therefore defer you to our written letters of advice dated 29 July and 1 September 2025.

With kind regards,

Inspector of Historic Buildings and Areas I East of England Region
landline. | mobile.

From: Planning@greatercambridgeplanning.org <Planning@greatercambridgeplanning.org>
Sent: 20 October 2025 14:57
To: @HistoricEngland.org.uk>
Subject: Notification of Public Speaking - 25/02161/FUL

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Application, 25/02161/FUL - Christs College, Christs College Library , St Andrews Street, will be considered by the Planning Committee. We are writing to you as you have made a written representation on this application. Please see the attached document for information.

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Ms Amy Lack
Cambridge City Council
The Guildhall
Cambridge
CB2 3QJ

Direct Dial:
Direct Fax:

Our ref: L00104702

5 July 2011

Dear Ms Lack

Notifications under Circular 01/2001, Circular 08/2009 & GDPO 1995
CHRISTS COLLEGE LIBRARY, CHRISTS COLLEGE, ST ANDREWS STREET, CAMBRIDGE
Application No 11/0495/FUL

Thank you for your letter of 26 May 2011 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice
This application has been the subject of detailed pre-application discussion with English Heritage and while we support the proposed development we have some observations on both the new building and the proposed alterations to the listed buildings.

The creation of a space for visitors to view the Bodley Library and information relating to it is a very welcome development. This is part of a larger scheme to sensitively reorder the library itself and after negotiation about the removal of later additions to the furnishings and major reordering of the ground floor area we are largely content with the proposals.

However, the introduction of a glass screen into the door at the north end of the library is of some concern. Bodley's design for the library created an interior with a particular rhythm of furnishings and windows and a consistent palette of materials. To introduce a modern element into this interior, especially at the focus of a view along the central aisle of the library, could adversely affect this important interior. While I accept the need for some form of barrier to manage visitors and provide security at this point, time should be taken to explore the options for the design and materials of the new screen. I would therefore recommend that a condition requiring this be placed on any consent and that English Heritage are consulted on details submitted.

The application also contains a proposal to install a glass door at the entrance from

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Telephone 01223 582 700 Facsimile 01223 582 701
www.english-heritage.org.uk

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First Court to the new library court. Returning the staircase here to its original position to allow better access through the existing building is an improvement, but installing a glass door at the entrance to the stair will have a significant impact on this area. Not only will the door change the appearance of the stairwell opening from the Court, but the open nature of the stair hall, like all traditional Cambridge College stairs, will be changed. As the proposals stands, with the glass door on the First Court side of the stairs I would not support the proposal. However, discussion with the College and their consultants since the application was submitted produced the suggestion that the new door be placed under or behind the line of the repositioned staircase. This would not change the appearance from First Court and create more of a rear internal lobby to the new library court, rather than change the fundamental nature of circulation within the stairwell. I would therefore support this approach, although a revised plan will be needed to confirm it, or a condition set, as appropriate.

Roofing over Bath Court will have a dramatic impact on the space between the historic building and the present library. However, this is not a formal college court (it was, in fact, a garden prior to the construction of the library in the 1970s). Furthermore, the present library does not address this space in a very positive manner. On balance we would not oppose the enclosure of the Court, but we would wish to see the simplest roof form employed, incorporating the cleanest and least fussy detailing, so that the presence of the roof does not rival views of the historic fabric. The proposed 'ridge and furrow' glass roof has the potential to resolve the problems set by the geometry of the buildings and the need to include the castellated parapet wall to the east elevation of the Bodley library within the glass canopy.

We welcome the inclusion of indicative details supported by an engineer's assessment for this glass roof, but note that the final solution will need to be developed in collaboration with the glass manufacture. Therefore, in the event that the applications are to be approved, it will be essential to include appropriately worded conditions requiring final details of this glass roof to be agreed before construction commences. English Heritage would wish to be consulted on those details. The issues of ventilation and smoke extract in case of fire will also need to be resolved without recourse to openings in this glass roof.

When the present modern library was built Christ's Lane had a very different relationship with the public realm and this partly explains the architectural treatment on this side. The proposed treatment of the new elevation to Christ's Lane includes a robustly detailed ground floor that incorporates narrow, defensive, slit windows in English garden wall bonded brickwork, separated from the upper floors by an expressed string course. This stringcourse also aligns with a string course on the Bodley Library and forms the coping to the screen wall that closes the gap between the new library and the south gable of the Bodley Library. The upper floors are

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expressed differently, incorporating a series of oriel windows set within stretcher brickwork.

The decision to express the ground floor separately from the upper floors is understandable and reflects the established tradition amongst many Cambridge Colleges for a 'defensive' treatment to their external boundaries that becomes more open on upper floors. Such a treatment might also be seen to reflect the original garden wall that once ran along this boundary.

The Christ's Lane elevation will only be seen in oblique views up and down the lane, and the illustrative material accompanying the application suggests that a well detailed building in this form will offer real enhancement to this part of the Cambridge Central Conservation Area. One of the design's achievements is that it does not incorporate any prominent heating or ventilation plant on this elevation. In the event the application is approved, we recommend the Council consider including a condition requiring prior approval of the Local Planning Authority for the addition of any additional exterior plant.

Recommendation
We urge you to address the above issues, and recommend that this application be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice. It is not necessary for us to be consulted again. If you feel you need further advice, please let us know why.

Please re-consult us if there are material changes to the proposals beyond those necessary to address the issues we have raised. We will then consider whether such changes might lead us to object. If they do, and if your authority is minded to grant consent, you should notify the Secretary of State of this application in accordance with Circular 08/2009.

Yours sincerely

Inspector of Historic Buildings
E-mail: @english-heritage.org.uk

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