



Appeal Decision

Site visit made on 12 November 2019

by Thomas Shields MA DipURP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 January 2020

Appeal Ref: APP/Q0505/Y/18/3217503

The Ivy, 16 Trinity Street Cambridge CB2 1TB

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) against a refusal to grant listed building consent.
 - The appeal is made by Mr Gavin Beesley (Troia (UK) Restaurants Ltd) against the decision of the Cambridge City Council.
 - The application Ref: 18/0620/LBC, dated 19 April 2018, was refused by notice dated 20 June 2018.
 - The works are described as Canopy on the front elevation with 'The Ivy' branding.
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Decisions

1. The appeal is allowed and listed building consent is granted for a canopy on the front elevation with 'The Ivy' branding at The Ivy, 16 Trinity Street, Cambridge, CB2 1TB in accordance with the application Ref. 18/0620/LBC, dated 19 April 2018.

Procedural Matters

2. The Council does not refer to the effect on the character or appearance of the Central Conservation Area in its reason for refusal. Nonetheless, I am required to give such consideration as a statutory requirement. In reaching my decision I have therefore had regard to sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which require me to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
3. Subsequent to the refusal of listed building consent the Council adopted the Cambridge Local Plan (2018) (LP). I have therefore taken LP Policy 61 and Appendix H into account in determining the appeal insofar as they seek to implement the provisions of the Act. The works (canopy) have already been carried out and I have determined the appeal on that basis.

Main Issue

4. The main issue in this appeal is the effect of the canopy on the special architectural and historic interest of the grade II listed building No. 16 Trinity Street (Ref:1331910), and whether it would preserve or enhance the character or appearance of the Cambridge Central Conservation Area. In terms of the National Planning Policy Framework (2019) (NPPF) this can be defined as the effect of the proposed scheme on the significance of the designated heritage assets.

Reasons

5. No. 16 is a traditionally constructed 19th century four storey brick building with slate roof and stone dressings located on the eastern side of Trinity Street. It has four French windows with mullioned heads at first floor, four two light mullioned sash windows at second floor, and three casement windows on the third floor below a twin pair of pitched roof gables. All of these features are integral to the building's overall design and character and contribute to its special architectural and historic interest. They thereby form part of its significance as a designated heritage asset.
6. The ground floor is in use as a restaurant and has a commercial shopfront. It comprises an off-centre stepped entrance with inset twin doors with curved glass to either side which is recessed from the front bays at either side. These have two glazed panels on the left hand side and one glazed panel to the right hand side. Decorative circular glazed ironwork sits above the three bays and above the doors. The shopfront is a modern addition to the listed building but it has a traditional appearance with fascia, stall-risers, pilasters and detailing which relate well to the historic fabric of the listed building in the upper floors. It also contributes to the significance of the heritage assets, although in my view it is less sensitive to change or alteration than the upper floors.
7. The curved and fixed canopy is a typical Dutch design in green fabric measuring approximately 3.5 metres in width and 0.75 metres in height, with an additional 0.2 metre valance displaying at the centre 'The Ivy' logo in small gold lettering. It is positioned below the existing deep fascia to the frontage and projects outwards from the front entrance by 0.6 metres. I note that the design guide in LP Appendix H resists such canopies *unless they can be accommodated without damage to the character of the building, and relate well to existing detailing*. Contrary to the Council's view I consider that the canopy is of a compact and discreet appearance which has been designed, as far as possible, to fit in with the proportions and detailing features of the shopfront. While a small proportion of the circular glazed ironwork at fan light level is partially obscured when viewed from the street, this is apparent mainly in angular views, and as such there is very little concealment of the shopfront features overall.
8. I acknowledge that the additional shelter from weather it provides beyond the existing inset entrance is minimal. However, it is nonetheless a modern addition which is compatible in proportions, design, colour and materials to the existing shopfront, and does not detract from the architectural or historic features of the upper floors. Consequently, I find no damage to the character of the building and that it relates well to its existing detailing. As such, I find no conflict with LP Appendix H, or with LP Policy 61.

Conclusion

9. For all these reasons I conclude that the canopy preserves the significance of both the listed building at 16 Trinity Street, and the Central Conservation Area. The appeal is therefore allowed.

Thomas Shields

INSPECTOR