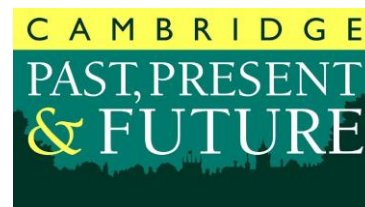


Greater Cambridge Shared Planning Services

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Cambridge Past, Present & Future  
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26/10/2021

Dear Paul,

**Response to 21/04162/HFUL & 21/04163/LBC: Demolition of existing single storey part glazed extension and detached WC and store. Erection of detached garage and single storey extension to house along with new connecting doorway and entrances paths: Conservators House Clayhithe Road Horningsea**

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxton Watermill.

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This is a freestanding building of strong character and is very visible to the public.

The significance of the asset has been identified as its strong single architectural character and form which is seen in isolation and is not encroached upon by other buildings.

It is agreed that the existing store and glazed link are not of any quality, but they are firmly subservient to the historic part of the building. It is considered however, that the replacement orangery extension and garage detract from the overall significance of the building.

The proposed extension is quite large. The SW (road) elevation includes an area of flat roof which projects forward of the original house. This elevation also incorporates the solar panels. This elevation is very visible to the public from the road and paths. The forward projection and the panels give unwanted prominence to the extension and detract from the original form of the house. This contrasts with the NE (garden) elevation, where the extension is set back creating a sense of subservience.

On the SE elevation the ridge of the extension is slightly off centre and detracts from the form of the original dwelling.

The detached garage and canopy between the orangery and the garage do not enhance the extension. The garage appears too close to the house and reads as a further extension as opposed to a separate building. The garage encroaches on the space which the main house needs to 'show off' its character and form. The listed building would benefit from having the garage further from the house.

It is considered that the proposed extension and location of the garage harm the significance of the listed building contrary to policy NH/14 and further consideration needs to be given to the design of the SW (road) elevation and the location of the garage.

Should consent be granted, high quality materials of the right texture and colour need to be conditioned and approved.

I trust that you will take our comments into consideration.

Yours sincerely

*Sarah Nicholas*

Principal Planning Officer