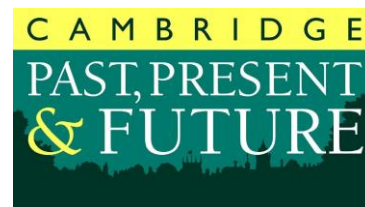


Greater Cambridge Share Planning Service



By Online Planning Register

Cambridge Past, Present & Future
Wandlebury Country Park
Cambridge CB22 3AE
Phone 01223 - 243830
www.cambridgeppf.org

08/08/2022

Dear Katie

Response to 22/02969/FUL: Redevelopment for commercial and residential development at 73 Newmarket Road, Cambridge

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 Hinxtton Watermill.

CambridgePPF object to the loss of this building in the Conservation Area contrary to Policy 61.

Policy 61 requires the retention of buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area. It also requires development to be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to the local distinctiveness.

The site lies within the Riverside and Stourbridge Common Conservation Area. The conservation area appraisal describes the area of Newmarket Road from Parsonage Street to Elizabeth Way. It describes the attractive terrace of two storey houses, the Burleigh Arms Public House, the decorative three storey Burleigh House, the substantial villas, leading up to the modern buildings adjoining this site. It describes these as of little visual interest, unrelated to each other and creating an uninspiring street scene. 73 Newmarket Road is a small island of history within this sea of bland redevelopment in an otherwise historically important street. It needs to be preserved and not replaced with more uninspiring development.

The loss and redevelopment of this site as proposed will be historically and visually harmful contrary to policy 61. We support the views of the Conservation Officer who raises the importance of the building reflecting the historical use of this site as a public house. He also describes the visually positive relationship the building has to the street due to its human, domestic scale and attractive architectural detailing. The fact that the building is surrounded by modern development is not a reason to continue this approach but makes it more important to preserve this building.

The application does not appear to respond to the fact that the building is covered by Policy 76 on protection of public houses. The policy requires evidence of marketing the property and that other options for the site have been explored.

Notwithstanding our objection to the demolition of the building, we do not consider that the design of the replacement building is appropriate for the conservation area. The proposal is for a bulky building which will result in the loss of human scale detract from Conservation Area.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer