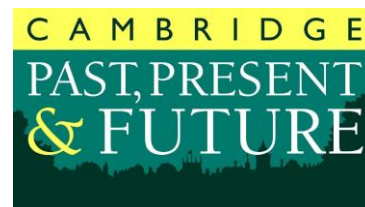


Greater Cambridge Share Planning Service



By Online Planning Register

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

28/03/2023

Dear John

Response to 23/00621/HFUL: Demolish existing single storey rear extension and erect part single storey, part two storey rear extension, at Ivy Dene 43 Mill Way Grantchester

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.

The rear of the property is visible from the Orchard Tea Room's car park which is owned by Cambridge PPF.

Cambridge Past, Present and Future are concerned about the impact of the extension on the listed building and conservation area.

We do not consider that the Heritage Statement gives sufficient information as to the impact of the development on the listed building and conservation area to be able to fully consider the proposal. A more detailed Heritage Impact Assessment should be requested.

Ivy Dene, along with Yew Garth and Orchard House are connected historically and once formed a farmyard. They are visible as a group from the Tea Room car park. Ivy Dean's square plan and pyramidal roof with central chimney stack, which is noted in the list description, is clearly visible. We are concerned that the two-storey extension will detract from the roof form and harm the significance of the listed building and its contribution to the character of the Conservation Area.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer