



By Online Planning Register

Cambridge Past, Present & Future
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16 July 2024

Dear Sumaya

Response to 23/03366/CONDA: Discharge of conditions at 19 High Street 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.

Cambridge PPF objected to the original application, considering that proposed dwelling did not preserve or enhance the Conservation Area. However, we accept that this was minimized by locating the dwelling to the side of the entrance drive.

The Grantchester Conservation Area Appraisal draws particular attention to the very open nature of the village. 'Views out to the open countryside are very important (to the Conservation Area) and it can thus be seen that the fields surrounding Grantchester (the setting of the conservation area) perform a fundamental role in defining its character' (page 13).

We note that this application for discharge of conditions includes a General Arrangement Plan which shows an outbuilding, bike storage and swimming pool to the east of the new dwelling which did not form part of the planning application. These need to be checked as whether they require planning permission.

These new structures are proposed to be located, to the east of the dwelling, in line with the drive. In this location they alter the relationship between the centre of the Conservation Area, the house and the Meadows beyond, changing the outlook from rural to residential and thus the special character of the Conservation Area. The proposed 2m close boarded fence also contributes to this urban feel and is not appropriate to the rural character of the Conservation Area.

The plans showing these new elements should not be approved until their impact on the Conservation Area has been properly assessed through the submission of street elevations and visualisations, either through an amendment to this application or a separate application.

We agree with the views of the BNE Conservation Officer in relation to Conditions 16 and 17.

I trust that you will take our comments into consideration.

Yours sincerely
Sarah Nicholas
Principal Planning Officer