

Greater Cambridge Share Planning Service



By Online Planning Register

16/07/2024

Dear Adam

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

Response to 24/01771/FUL: Retrospective installation of new second floor windows at The Maharajah 9 - 13 Castle Street 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 Hinxton Watermill.

Cambridge Past, Present & Future object to this application as the replacement windows harm the significance of the Conservation Area and is therefore contrary to policies 61 and 62.

Policy 61 requires the conservation and enhancement of the historic environment which includes the setting and wider significance of the Conservation area including views within the Conservation Area.

Policy 62 seeks to retain the significance, appearance, character and setting of local heritage assets.

The property lies within the Castle and Victoria Road Conservation Area. It is part of group with nearby listed buildings of St Giles Church, St Peters Church, the Methodist Church and 18/18A St Peter's Street

The building is in a prominent location on the corner of Castle Street and St Peter's Street and therefore makes a positive contribution to the Conservation Area. This is recognised by the property being identified in the Conservation Area Appraisal as a building of importance to the character.

Section 5 of the CAA describes the Architectural Overview. The area west of Castle Hill describes the properties in that area as having usually sash windows, where they survive. Section 8 of the CAA identifies the issues in the Conservation Area and specifically mentions that replacement windows are an inappropriate alteration which destroys the visual unity of the streets.

The windows of a building are an important element of a building's character. The original small pane timber sashes added grain and interest. Each pane would have reflected the light slightly differently and the timber frame would have added texture. Large pane uPVC windows create a smooth and monotone surface which detract from the character of the Conservation Area.

The CAA identifies sash windows as being an important element of the character of the conservation area and how their replacement with modern uPVC damages this character. We therefore request that

permission is refused, and enforcement action is taken to ensure the windows are replaced with timber sash windows to match the original. There appears to be other unauthorised window changes which need to be investigated.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer