

Greater Cambridge Share Planning Service

By Online Planning Register

14/08/2024

Dear Dominic



Cambridge Past, Present & Future
Wandlebury Country Park
Cambridge CB22 3AE

Phone 01223 - 243830
www.cambridgeppf.org

Response to 24/02693/FUL: Demolition of existing two-storey residential annexe and single-storey garage and replace with the construction of a self/custom build 1.5 storey dwelling and associated single-storey garage at 7A 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 Hinxtton Watermill.

Cambridge Past, Present and Future consider that the proposed design is respectful of the listed building and conservation setting but raise some concerns over the treatment of the road frontage.

The application is not supported by a Design and Access Statement, and we ask that you consider whether this should be submitted to understand the evolution of the plans.

In addition, there seems to be a mismatch in the placing of the gate to the street. In the Proposed West Elevation in Context there is a 1.4m wall in front of the garage and the gates appear to be positioned in front of the house. In the Proposed Site Plan the position of the gate is shown as being more central in the frontage. We request that the position of the gate is clarified.

We object to the proposed treatment of the western/front boundary. We consider that there should be greater continuity with adjoining properties, and it should be tied in more with Kings Cottage (No 7). We consider that railings are more appropriate than a 1.4m wall along the frontage. The Old School (17 High Street) and 19 High Street both have variants on low walls topped by railings.

Furthermore, the proposed frontage includes a boarded gate. None of the properties on this section of the High Street have boarded gates and we consider a five-bar gate is more appropriate to the Conservation Area setting.

We also wish to raise the potential forthcoming problem of parking for King's Cottage. By separating the annexe from King's Cottage, this is removing vehicular access and parking for the property. The plans for the division of the garden between the two properties means that access to off street parking can only be provided to the south of King's Cottage which would result in the removal of a section of wall/railings, and a

feature tree both of which would impact the character of the Conservation Area. We suggest that how this problem can be resolved is considered prior to approving this application in case amendments are required.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer