

Aaron Coe
Cambridge City Council
Greater Cambridge Shared Planning Service
Guildhall
Cambridge, CB2 3QJ

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

By email to:
planning@greatercambridgeplanning.org
Aaron.coe@greatercambridgeplanning.org

01/03/2021

Dear Aaron

20/05298/HFUL | Extension, remodelling and refurbishment of the existing dwelling including two-storey rear and side extension with associated landscaping works. | 2 Barrow Road Cambridge CB2 8AS

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 **objects** to this application because it would not preserve or enhance the character of the Conservation Area and therefore does not comply with Local Plan policies 58 and 6. We support the views of the Conservation Officer and many of those of the local community in objecting to this application.

We are aware that the demolition and replacement of No 2 was approved in 2017, however that was before the Conservation Area was created and it would have been refused had that not been the case. This proposal should be looked at independently of that approval in relation to any impact on the Conservation Area. It is a positive step that the owners do not want to demolish and that they want to retain much of the front elevation and to keep the ridge height of the building lower than that of the approved scheme. However, the proposed extensions and remodelling of the house would not preserve or enhance the character of the conservation area and therefore does not comply with Local Plan policies 58 and 61. In terms of the NPPF this proposal would amount to moderate less than substantial harm and paragraph 196 would apply.

The Barrow Road Conservation Area Appraisal (2016) identifies "the framing of the entrance from Trumpington Road by Nos. 1 and 2" as being one of the "key elements" of Barrow Road that should be preserved. This street is one of the most original 1930's 'Arts and Craft' style residential roads in Cambridge, which amongst its many historic characteristics still has its original gaslights, the only ones of their kind still


in existence in Cambridge that have not been converted but still run on gas. It is why it is protected as a Conservation Area.

Given the propensity, all over Cambridge, for replacing or extending houses to make them significantly larger than their neighbours, we are concerned about the precedent that approving this application could have for this and other Conservation Areas.

The heritage of the city is under threat, over the long-term, from lots of small developments that individually may not seem significant, but cumulatively are damaging. We would put this application into that category.

I trust that you will take our comments into consideration.

Yours sincerely

A handwritten signature in cursive script that reads "James Littlewood".

James Littlewood
Chief Executive