

Greater Cambridge Share Planning Service

By Online Planning Register

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Cambridge Past, Present & Future
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Response to 26/00320/FUL: Change of use of 26/26A Belvoir Road from two separate dwellings to one, rear extension and alterations at 26 Belvoir Road 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 (CambridgePPF) recognise that certain elements of the proposal will enhance the property, however our primary concern lies with the proposed centring of the front door, which we consider harms the character and distinctiveness of the De Freville Conservation Area.

- **Disruption of Urban Grain:** The Conservation Area Appraisal highlights Belvoir Road's "cohesive urban environment" created by narrow, uniform plot widths. Centring the entrance creates the appearance of a double-width villa, which directly contradicts the established rhythm of the streetscape.
- **Policy Conflict:** The proposal fails to meet the requirements of Policy 61 of the Cambridge City Council Local Plan, which mandates that developments respond positively to their context and maintain the local character of the townscape.
- **Suggested Mitigation:** To preserve the visual pattern of the street, the applicant should utilise a false door or a window designed to mimic the original entrance proportions, thereby maintaining the "narrow plot" aesthetic.

While some alterations are welcomed, the loss of the dual-entrance rhythm represents an unacceptable erosion of the area's architectural heritage. We urge the council to negotiate a revised design.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer