

Greater Cambridge Share Planning Service

By Online Planning Register

18 May 2026



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

Response to 26/01309/FUL: Single storey dwelling on the land adjacent to No. 49 New Square, 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 and Future, recognise that the owner and their architect have made considerable efforts to try to mitigate the reasons for refusal of the previous application. However, we still maintain strong concerns about the impact of the new dwelling on the conservation area and setting of listed buildings.

Policy Context: Policy 61 of the Cambridge Local Plan ensures the conservation and enhancement of the historic environment. Specifically, Policy 61(c) requires development to be of an appropriate scale, form, height, massing, alignment, and detailed design that contributes to local distinctiveness, complements the built form and scale of heritage assets, and respects the character, appearance, and setting of the locality.

Impact on Heritage Assets and the Conservation Area: This site is exceptionally sensitive, situated within the Kite Conservation Area and immediately surrounded by Grade II listed buildings. The existing garden serves as a vital open space along New Square, making a significant positive contribution to the character of the conservation area and the setting of the listed buildings. It provides a visual break between No. 49 and the adjacent terrace, allows important views through to the historic terrace along Willow Walk, and complements the broader green open spaces of New Square and Christ's Pieces.

Scale, Massing, and Spatial Impact: We consider the site entirely unsuitable to accommodate a two-bedroom dwelling of this scale. While positioning the development against the eastern boundary wall was intended to retain a garden gap between the new dwelling and No. 49, the introduction of a lower ground floor and sunken courtyard severely compromises and erodes this open space. Furthermore, despite being single-storey above ground, the proposed building will rise clearly above the existing boundary walls. This will introduce an intrusive built form that interrupts the established, historic views between New Square and Willow Walk.

Lower Ground Floor Development and Environmental Amenity: The proposed excavation of a full-height basement to accommodate two en-suite bedrooms, a plant room, and a potential lift raises serious concerns. Such extensive subterranean engineering poses a significant risk of disturbance and harm to the root protection areas of established surrounding trees. It also carries potential risks to the structural integrity of nearby historic buildings and will cause substantial amenity disruption to local residents during construction.

Conclusion: Consequently, CambridgePPF objects to this application. The proposal fails to meet the stringent requirements of Policy 61(c), as it does not respect or protect the character, appearance, and setting of this highly sensitive and historically significant locality.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer