

Planning Committee



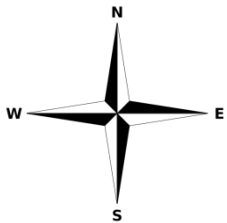
GREATER CAMBRIDGE
SHARED PLANNING

MINOR APPLICATIONS

25/03078/FUL

Land Adjacent to 49 New Square, Cambridge, Cambridgeshire, CB1 1EZ

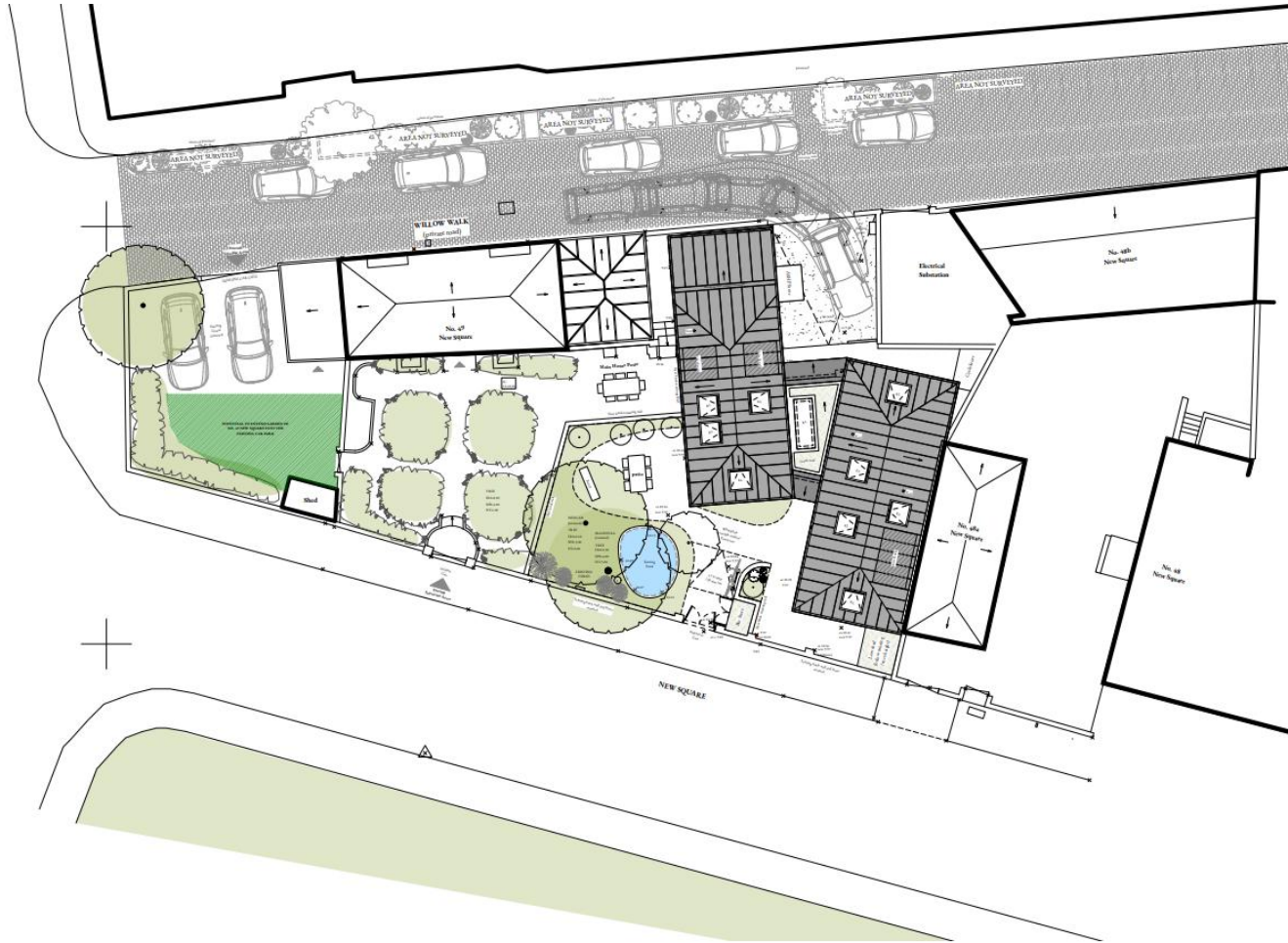
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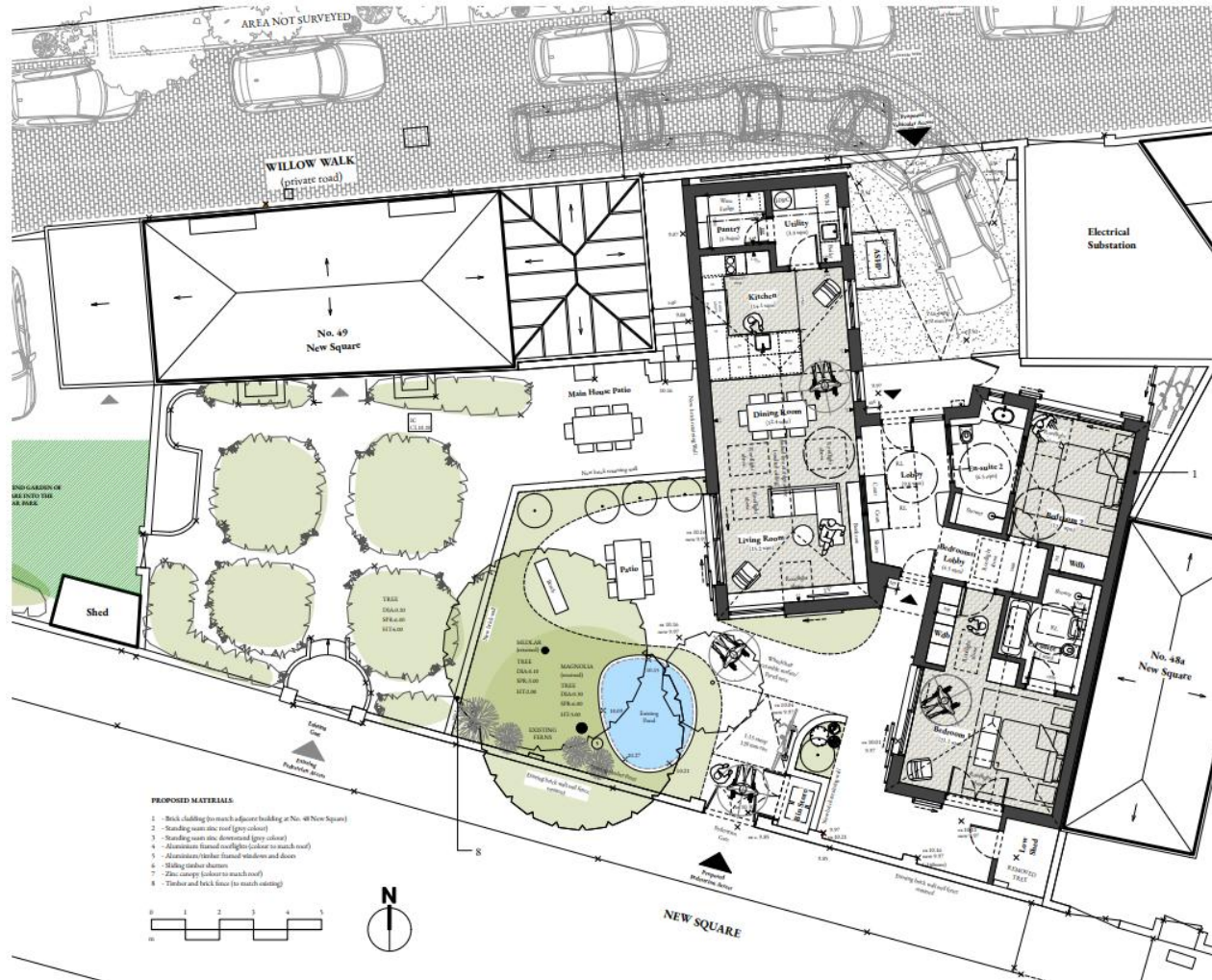
Existing Site Plan



Proposed Site Plan



Proposed Round Floor Plan



Existing South Elevation



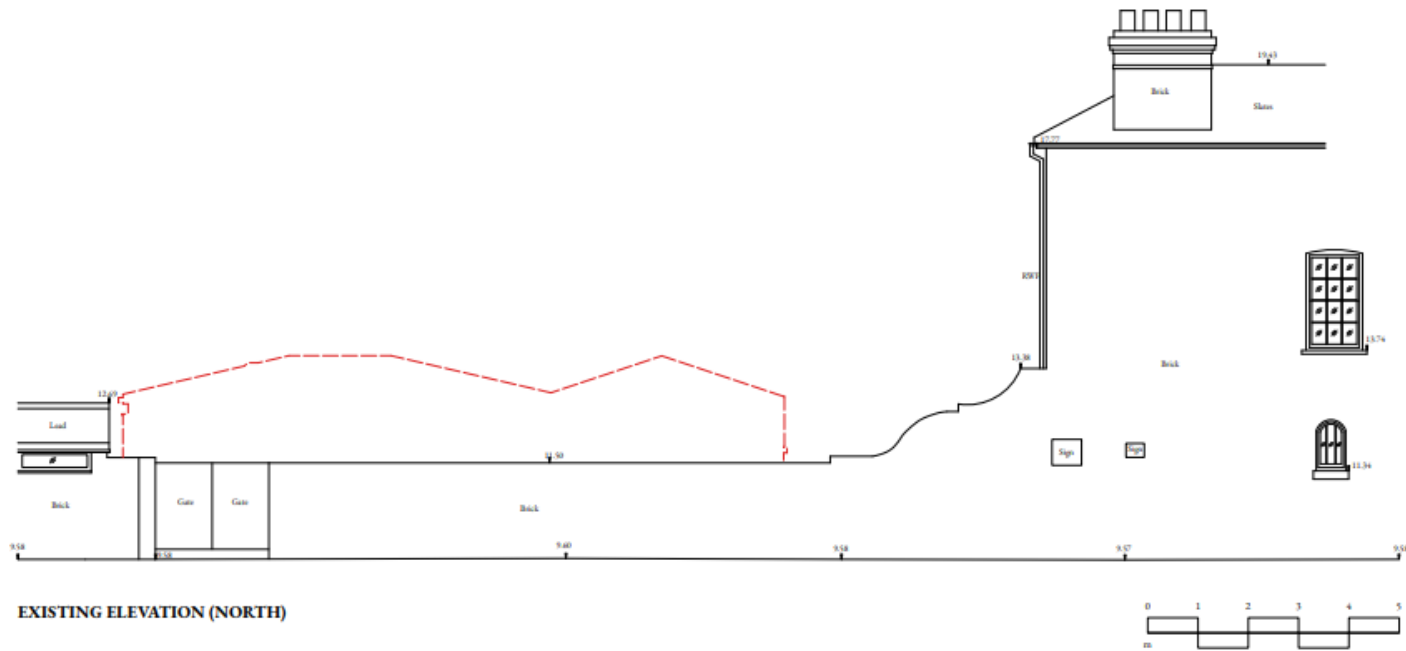
Proposed South Elevations

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Existing North Elevations

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Proposed Aerial View



Proposed aerial view

Existing view Willow Walk



Proposed View Willow Walk



Existing view New Square



Proposed view New Square

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Proposed View from New Square

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Planning Balance

Approval

Key material considerations

- Creation of additional residential dwelling within sustainable location
- Meet policy requirements on sustainability
- Meet policy requirements on accessibility



Refusal

Key material considerations

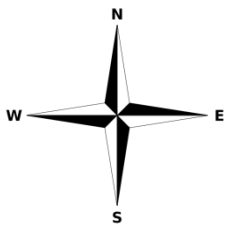
- Significant detrimental impacts on the character and appearance of the area
- Substantial harm to the setting of grade II listed building No. 49 New Square and to the Kite Conservation Area
- Less-than-substantial harm to grade II listed buildings Nos 2-17 Willow Walk

Officer Recommendation: Refuse

25/03079/LBC

Land Adjacent to 49 New Square,
Cambridge, Cambridgeshire, CB1 1EZ

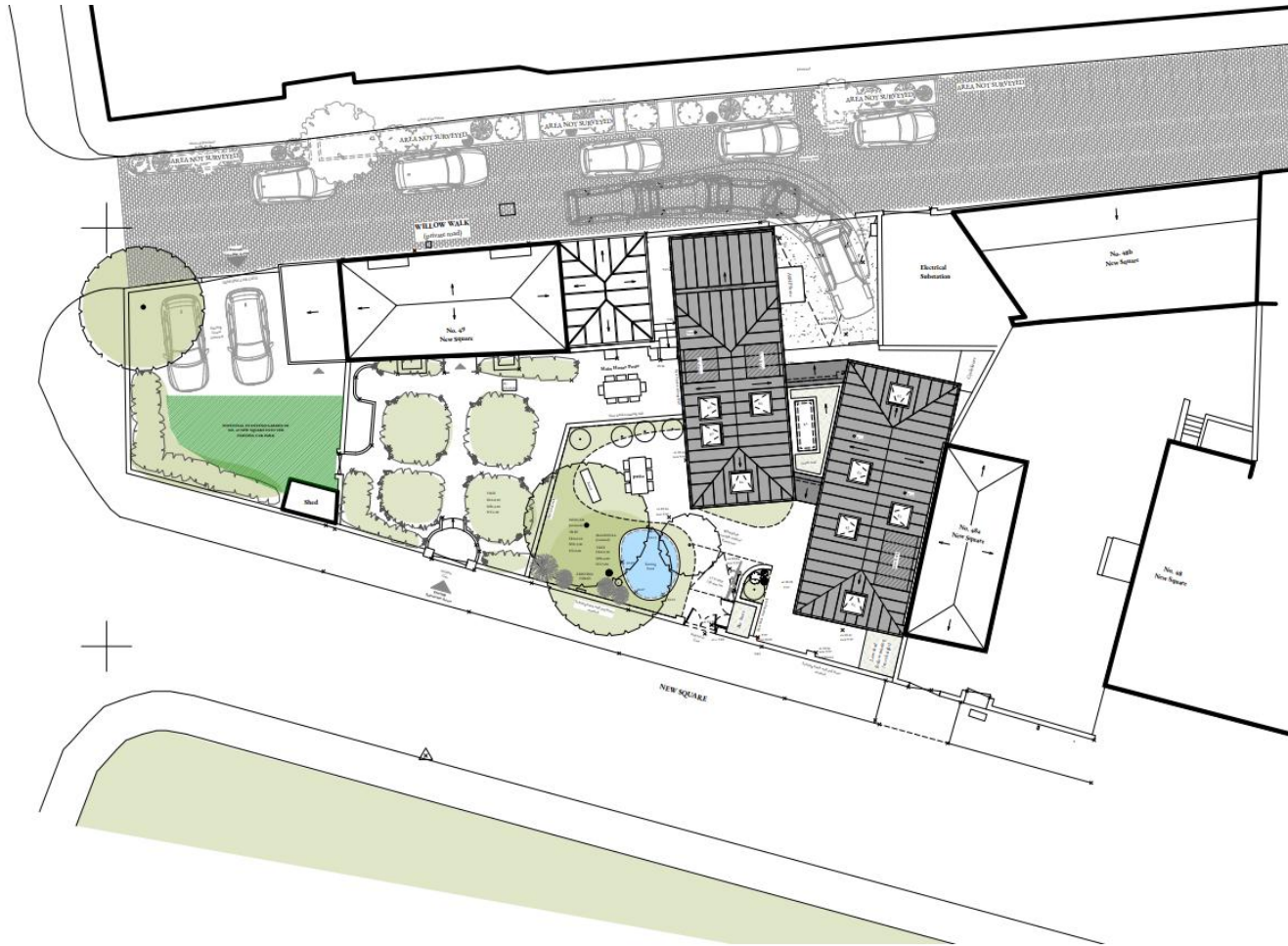
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Existing Site Plan



Proposed Site Plan



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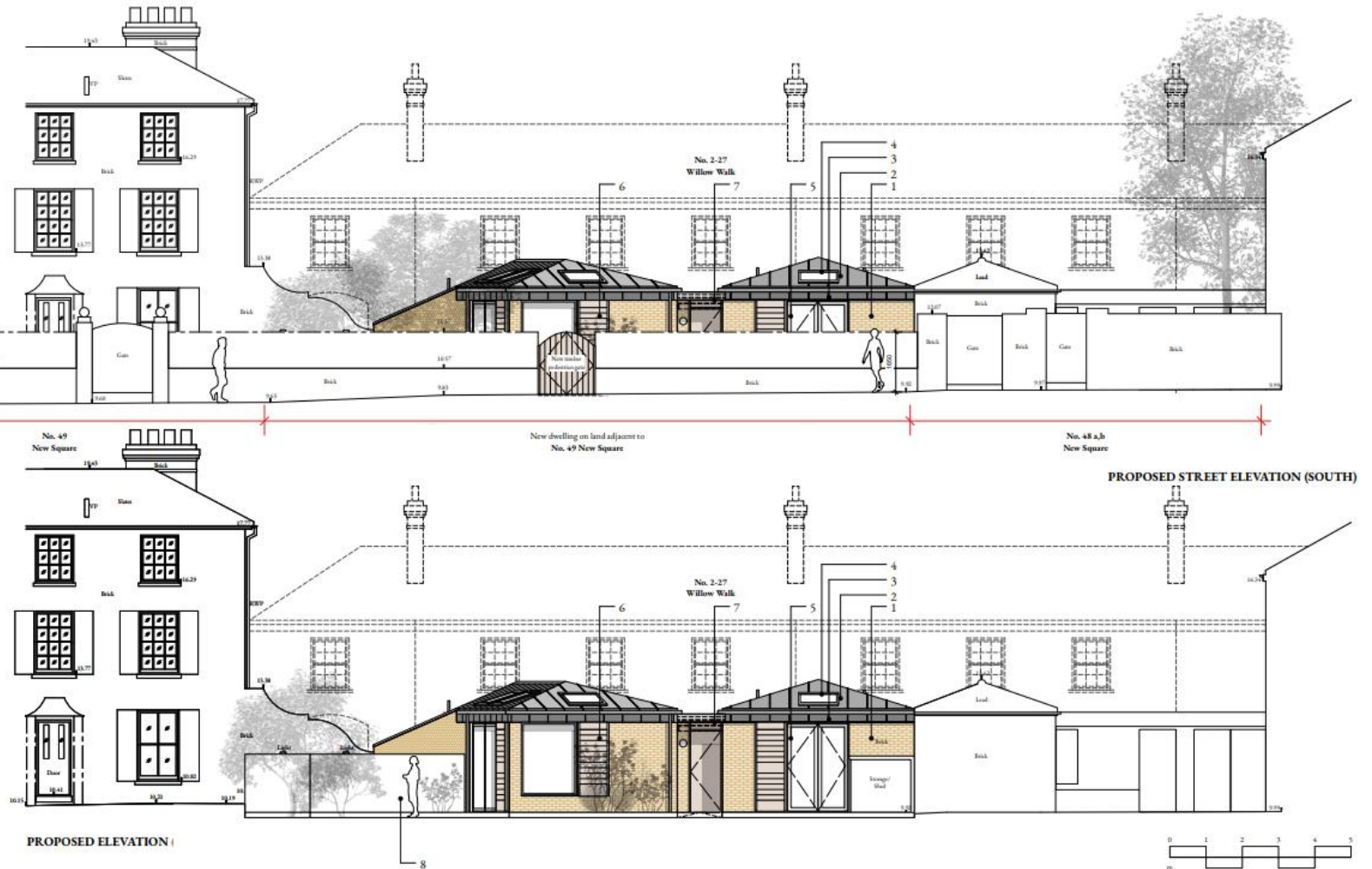
Existing South Elevation

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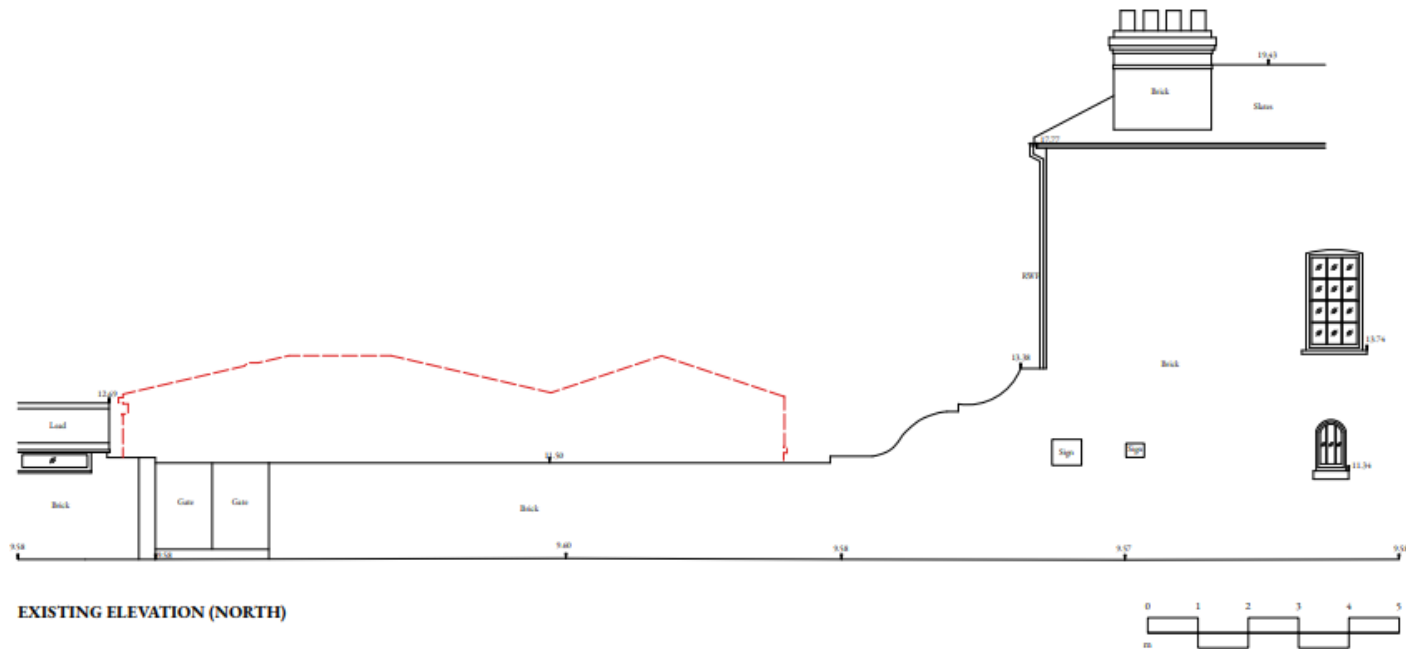
Proposed South Elevations

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Existing North Elevations

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Proposed Aerial View



Proposed aerial view

Existing view Willow Walk



Proposed View Willow Walk

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Existing view New Square



Proposed view New Square

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Proposed View From New Square

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Planning Balance

Approval

Key material considerations

- Creation of one residential dwelling



Refusal

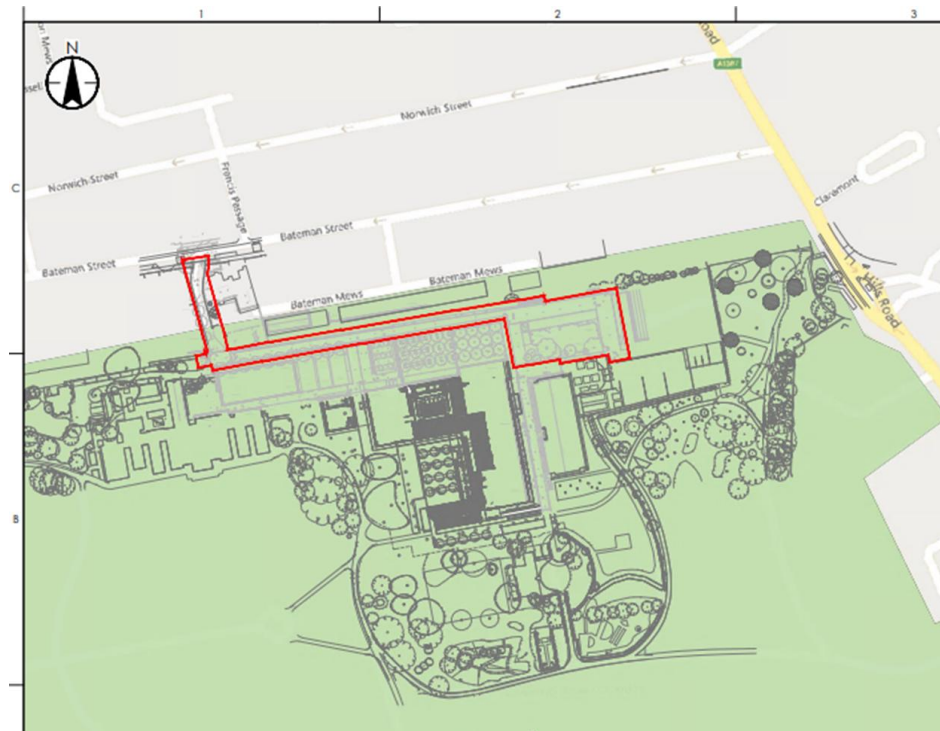
Key material considerations

- Substantial harm to the setting of grade II listed building No. 49 New Square and to the Kite Conservation Area
- Less-than-substantial harm to grade II listed buildings Nos 2-17 Willow Walk
- No other public benefits

Officer Recommendation: Refuse

25/02831/FUL

Land at Bateman Street, Cambridge



Existing Block Plan



Satellite Image



Views of existing access and hedge facing East and West

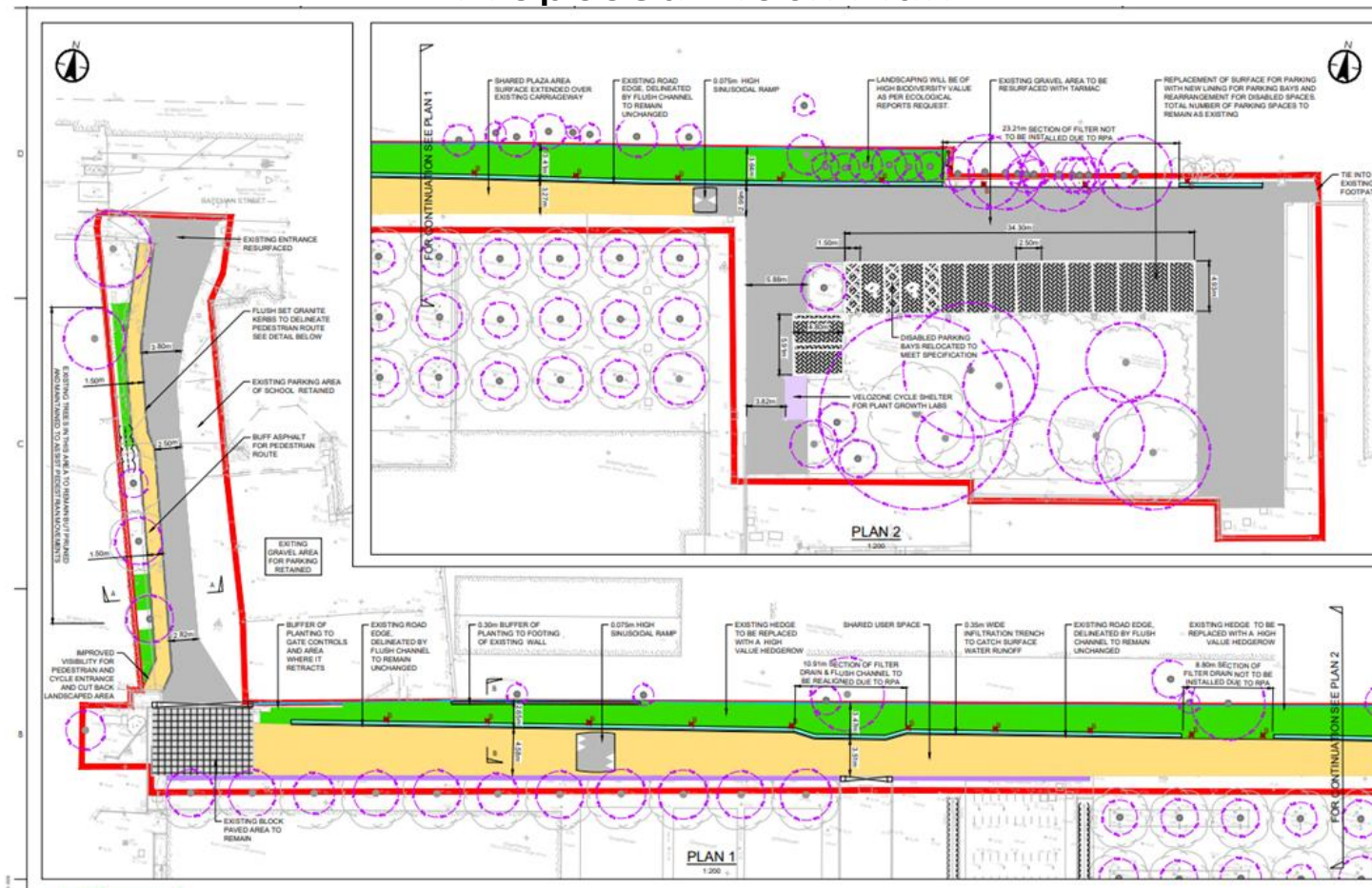


Views of hedgerow from the North and South

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Proposed Block Plan



Proposed Planting Detail

Verges reseeded with grass seed mix after roadworks

Yew hedge to be removed and replaced with a multispecies hedge of similar size following works to the road and drain.

Trees maintained, 6 added to reach BNG metric

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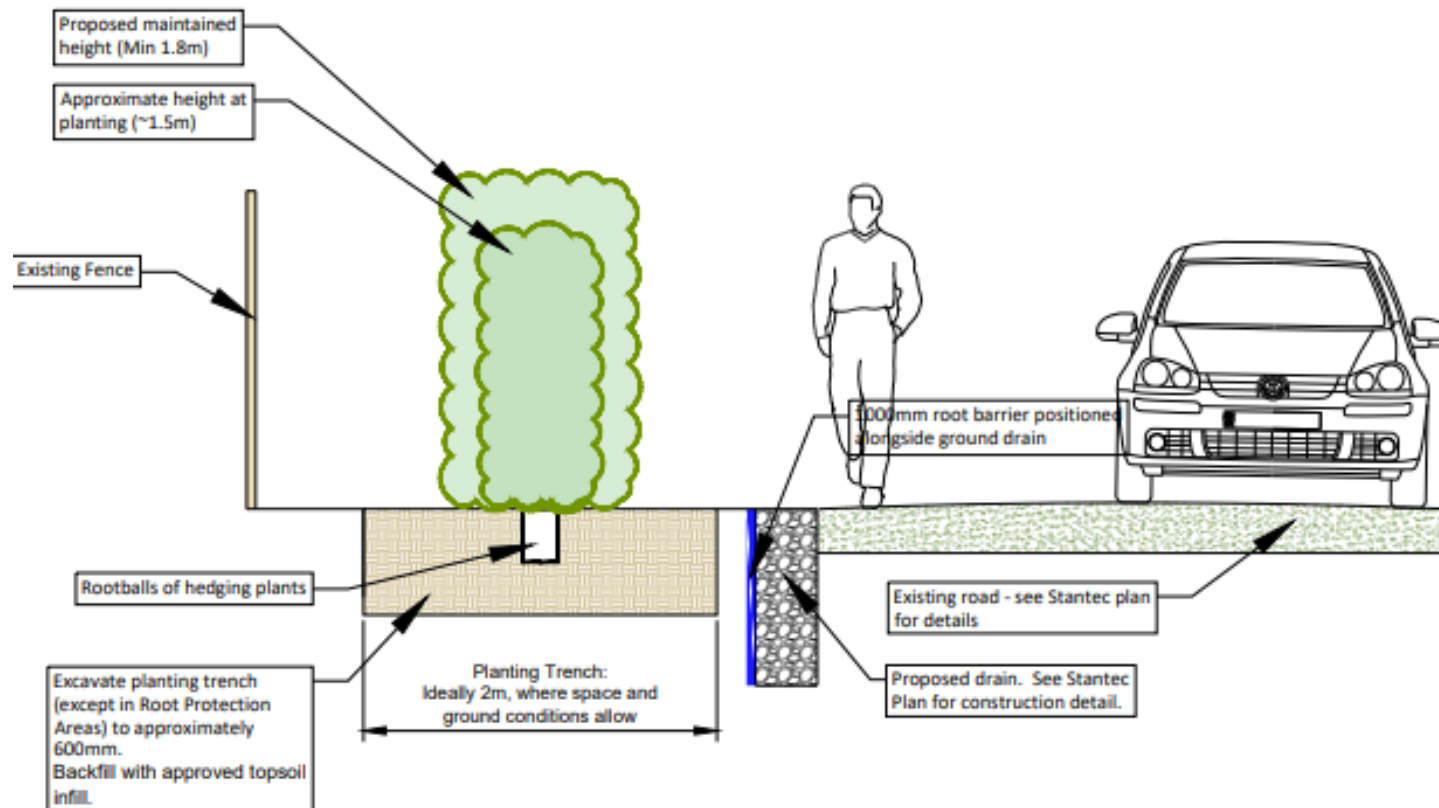
Inset 1

Inset 2

Inset 3

N

Proposed Hedgerow Section



Planning Balance

Approval

Key material considerations

- Necessary works to the access
- No inherent legal protection for the hedge
- Greater biodiversity achieved with the replacement hedge



Refusal

Key material considerations

- Loss of historic yew hedge

Officer Recommendation: Approve

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