

3 December Planning Speaker Statements

#8 - 25/03078/FUL Land Adjacent to 49 New Square – Kite Resident

I wish to strongly support the above application for the following reasons:

1. Prior to the submission of this planning application, the setting of 49, New Sq., which has changed considerably over the years, was not seen as being of significance. If it was considered to be a significant asset, it could have been listed, or stated as being such, on the National Heritage List. See <https://historicengland.org.uk/listing/the-list/list-entry/1346207?section=official-list-entry> . Historic England is a highly democratic, accountable organisation which invites contributions to enrich the National Heritage List, to draw on local knowledge and to record what the wider public, as well as Local Authorities, consider to be important. The fact that there has not been a single comment made on the listing of 49, New Square since it appeared on the Register in 1972, (see web entry above) surely indicates that the setting is not acknowledged as an important part of the asset's significance either by the Local Authority or the wider community. Otherwise why has this not been commented upon?
2. Following the guidance given in the National Planning Policy Framework, consideration of this application, together with the consideration of heritage assets and the historic environment, needs take into account “ *the desirability of new development making a positive contribution to local character and distinctiveness.*” - (See National Planning Policy Framework - Section 16.203) This proposed new build with its distinctly modern architecture, has minimal impact on the street scene and maintains an appropriate scale to the heritage around New Square. As such it greatly enhances the area and ensures that Cambridge City centre remains a vibrant place to live - a place of inclusive, diverse living and high quality design - rather than a static “museum” area.
3. Within the documentation accompanying the planning submission, I have found no statement articulating and explaining in what ways the proposed new build will significantly harm the historic environment, other

than assertion, nor any statement about the level of harm it may cause (i.e. significant harm) as required by the NPPF.

4. Undoubtedly, the build will bring a fresh perspective to New Square. Whilst some of the new build may be visible from two or three at most of the adjacent houses, the value to the wider community surely off-sets this consideration. New Square is a heritage asset enjoyed by the wider local community and visitors to Cambridge alike. This new build will only enhance the square and will make a positive contribution to local character and distinctiveness. As stated in my written submission to the Planning Committee 25/10/25, the interests of the wider Kite community should be taken into account when considering this proposal. The open aspect of a garden is not a wider community concern, but an individual one and the interests of the wider area should be considered rather than individual interest. The proposed new build is strongly supported across the wider community and as such, this consideration, together with the enhancement of heritage offered by it, are clear indications that this build does not constitute significant harm to the heritage or historic assets.

I appreciate the care and time the Planning Committee has given to this proposal, together with their commitment to ensuring the heritage of Cambridge is preserved for future generations. However, for the reasons given above, it is clear that no significant harm will be caused by this new build. Rather the opposite - the area and local community will be greatly enriched and enhanced. I strongly urge the Committee to approve this application.