

NIAB and Howes Place Draft Appraisal for proposed Conservation Area: Summary of Responses

1 = action taken

2 = not within the remit of this document

3 = no action taken

NB: Where the same comments have been made by different methods, these have only been included once e.g. where emails are making the same points as Comments Forms.

	Respondent	Comment	Response	Action
1	Cambridgeshire County Council	<p>The proposed boundary may have to be reduced to exclude the area of a previously permitted planning application for dwellings.</p> <p>The appraisal makes no comment on the permitted development and as such it will be difficult to achieve many of the assessments aims.</p> <p>Consultation with Highways essential.</p> <p>In principle, the County Council supports the positive aspects that a Conservation Area and TPO designation would bring. More details should be added with regard to archaeological content.</p>	<p>Noted – The Appraisal and boundary will be reviewed once the development has occurred and will review whether the boundary line should be redrawn in relation to the new development.</p> <p>Noted – a chapter has been added, discussing solely the NIAB development site.</p> <p>Noted</p> <p>Noted</p> <p>Noted – document altered accordingly.</p>	<p>3</p> <p>1</p> <p>3</p> <p>3</p> <p>1</p>
2	Cambridge City Council – Planning Policy section	Specific comments regarding the text of the document.	Noted – document altered accordingly.	1
3	English Heritage	<p>Appraisal still requires photographs and historical maps.</p> <p>Proposed boundary includes Nos 198 and 200 Huntingdon Road – while this area may have been part of the original landholding for the NIAB site, these two houses have no apparent association with the NIAB institute and are of no particular architectural or historic interest. There appears to be little gained from including them in the proposed boundary.</p> <p>Additional key views should be added to the map.</p> <p>Request for identification of the anticipated changes to the adjacent land</p> <p>The open space in front of the NIAB building should be</p>	<p>Noted – Photos will be included in the final published version.</p> <p>Noted – Agreed - the boundary has been altered to exclude these two properties.</p> <p>Noted</p> <p>Noted – a chapter has been added, discussing solely the NIAB development site.</p> <p>Noted – the NIAB development will effect this</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>3</p>

		identified as 'Important Open Space' as has been done for the green to Howes Place. Support the implementation of Article 4(2) Directions.	area and therefore this will be reviewed when we review the document. Noted	3
4	Natural England	No specific comments to make.	Noted	3
5	Environment Agency	No objection in principle to the proposal or document.	Noted	3
6	Bidwells – on behalf of Barrett Strategic, the NIAB and the North West Cambridge Consortium of Landowners	Specific comments regarding the text of the draft Appraisal and also that the Appraisal does not take into consideration the current planning situation on the site and therefore the designation process should be delayed until such a time as all the necessary consents are in place.	Noted – a chapter has been added, discussing solely the NIAB development site, and other sections of the text have been altered accordingly.	1
7	1 e-mail in support of the Conservation Area	Correction of number of houses from 15 as stated in the draft document to 14 houses and a boiler/laundry house (later converted to two residential flats – Nos. 6A and 6B). Also requesting clarification that Nos. 14 and 15 Howes Place are not included within the proposed Conservation Area – text has been altered to clarify. Comment has been made that these properties are part of the original development and therefore if the original NIAB building is included these properties should be also.	Noted Noted Noted – it not considered that these properties should be included within the proposed boundary – this has been addressed within the draft Appraisal.	1 1 3
8	1 e-mail in support of proposed Conservation Area	Support proposals, however, feel the process is slightly disjointed with regard to the NIAB development, which is considered to be out of character compared to the rest this section of Huntingdon Road.	Noted – The Conservation Team has a forward programme for Conservation Area Appraisals and new designations and this is the first instance that there has been capacity to carry out this appraisal. The NIAB application also assessed the impact of the development on Howes Place as well as the existing Headquarters building and its associated landscaping.	3
9	2 completed response form in support of proposed Conservation Area	One response form asked for further consideration into tighter controls on demolition of buildings within Conservation Areas	Noted – the Appraisal suggests consideration should be given to Article 4(2) Directions which would impose greater controls.	3