

Greater Cambridge Shared Planning

Cambridge City Council - Appeals for Committee



GREATER CAMBRIDGE
SHARED PLANNING

Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
24/03884/HFUL (APP/Q0505/D/25/3359575)	291 Arbury Road Cambridge Cambridgeshire CB4 2JL	Demolition of existing conservatory, two storey side and single storey rear extensions with roof terrace and installation of new rooflights.	Appeal Dismissed	07/04/2025	Refusal of planning permission (Delegated Decision)
24/03498/HFUL (APP/Q0505/D/25/3359905)	13 Highfield Avenue Cambridge Cambridgeshire CB4 2AJ	Part two storey, part single storey side and rear extension including parapet wall. Hip to gable roof extension with rear dormer over proposed first floor. Erection of detached garden room to rear.	Appeal Dismissed	07/04/2025	Refusal of planning permission (Delegated Decision)
22/05352/FUL (APP/Q0505/W/24/3352632)	Land Rear Of 18 Adams Road Cambridge Cambridgeshire CB3 9AD	Erection of a single dwelling and garage.	Appeal Dismissed	16/04/2025	Refusal of planning permission (Committee Decision (Area/Main))
24/02869/FUL (3353657)	1 Daws Close Cambridge Cambridgeshire CB1 9LE	Conversion of existing dwellinghouse to 2 No. three-bedroom residential flats, including the replacement of existing front and rear windows with new windows and a ground floor rear door with a new window and	Appeal Dismissed	22/04/2025	Refusal of planning permission (Delegated Decision)

		insertion of a new side door on the ground floor.			
24/01837/FUL (APP/Q0505/W/24/3353339)	558 Newmarket Road Cambridge Cambridgeshire CB5 8LL	Erection of a single storey dwelling, with associated landscaping and off street parking, to the rear of the existing dwelling	Appeal Dismissed	22/04/2025	Refusal of planning permission (Delegated Decision)

Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
24/04163/FUL (3363191)	51 Cromwell Road Cambridge Cambridgeshire CB1 3EB	Change of use of detached residential outbuilding and land to a dwelling.	28/03/2025
25/00461/PIP (APP/Q0505/W/25/3363192)	Land Rear Of 226 To 250 Queen Ediths Way Cambridge Cambridgeshire	Permission in Principle (PIP) application for up to nine self-build/custom-build plots	28/03/2025
24/02860/FUL (APP/Q0505/W/25/3363985)	127 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS	Part demolition of existing premises and the conversion into a single dwelling house along with the erection of 3no. 1bed dwellings to the rear accessed from Derby Road	11/04/2025
24/04505/HFUL (APP/Q0505/D/25/3364236)	32 Searle Street Cambridge Cambridgeshire CB4 3DB	Roof extension including rear dormer and Velux roof lights to the front elevation.	16/04/2025
EN/00096/25 (APP/Q0505/C/25/3364436)	179 Coleridge Road Cambridge Cambridgeshire CB1 3PW	Without Planning Permission the construction of a detached one bed studi The property neighboring my home, 179 Coleridge Road, is an HMO. Early last year (2024) the owner (Mr Patterson) built a large 'garden office' in the garden, equipped with a kitchen. A couple then moved into it. The neighbour on the other side (181 Coleridge Road) and I together raised complaints (my ref.: KLXPHSXW, submitted 4 March 2024) about this unauthorised new dwelling in the HMO's back garden. On intervention by planning officers, the kitchen was removed and the couple disappeared. The 'garden office' then remained uninhabited for several months. The HMO license was due for renewal in the autumn of 2024, and I suspect the owner was keen not to endanger this. Unfortunately,	22/04/2025

		<p>since December 2024, the 'garden office' is again being used as a dwelling. There was a pause in habitation at the end of that month, in the Christmas holiday period but throughout January and February 2025 the 'garden office' has been inhabited and slept in by a man - I enclose a photograph from two days ago (7am on 11.2.2025) - if you zoom in, you will see him having breakfast in the doorway. This is an HMO and there is every likelihood that the 'office' is being rented out as living accommodation. The owner applied for exactly this type of annexe in 2008 (planning number: 08/1239/FUL) and had the application rejected - so this has clearly been long in the planning, The attempt to install a kitchen with oven last year, and the couple living there, only to disappear when a complaint was made - and now the new resident - indicate that the owner is determined to make maximum profit from his HMO regardless of neighbours or planning laws. Both myself and my neighbour, Claudia Walden at 181 Coleridge Road, would be grateful if the Council Planning Officers would again intervene and put a permanent stop to this illegal and antisocial activity. Related Planning Reference: Date breach occurred: 13/02/2025</p>	
25/00335/HFUL (APP/Q0505/D/25/3364380)	28 Russell Court Cambridge Cambridgeshire CB2 1HW	Second floor extension to create an additional storey.	22/04/2025
24/01588/FUL (APP/Q0505/W/25/3365274)	16 - 17 Sidney Street, 18 - 19 Sidney Street, And 21 Hobson Street Cambridge Cambridgeshire CB2 3HG	Demolition of existing buildings except for 16 and 17, 18 - 19 Sidney Street facades, 16 and 17 street facing roof aspect and chimneys, provision of: Replacement retail units totalling 882m2 (use class E (a) (b) (c) & (e)), 4,107m2 of office space (use class E (g) (i), (ii)), and 349m2 of community space (use classes F1 and F2), new shopfront to 16 and 17 Sidney Street and alterations to roof and northern chimney, and public realm enhancement works.	06/05/2025
24/04556/FUL (APP/Q0505/W/25/3365630)	44 Kimberley Road Cambridge Cambridgeshire CB4 1HH	Retrospective change of use of an existing outbuilding to a short-term holiday let and for ancillary residential use associated with the main dwelling.	13/05/2025

Appendix 3a: Local Inquiry dates scheduled

REFERENCE	SITE ADDRESS	APPELLANT	EVENT DATE
23/03204/OUT (PCU/RTI/Q0505/3360365)	Beehive Centre Coldhams Lane Cambridge CB1 3ET Cambridgeshire	Railway Pension Nominees Ltd	24/06/2025

Appendix 3b: Informal Hearing dates scheduled

REFERENCE	SITE ADDRESS	APPELLANT	EVENT DATE
24/01588/FUL (APP/Q0505/W/25/3365274)	16 - 17 Sidney Street, 18 - 19 Sidney Street, And 21 Hobson Street Cambridge Cambridgeshire CB2 3HG	Mr Mark Richer	10/09/2025

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
23/00566/FUL (APP/Q0505/W/23/3324785)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	Refusal of planning permission (Delegated Decision)
23/00567/ADV (APP/Q0505/Z/23/3324786)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	Refusal of planning permission (Delegated Decision)
24/00488/FUL (APP/Q0505/W/24/3354817)	The Varsity Hotel And Spa 24 Thompsons Lane Cambridge Cambridgeshire CB5 8AQ	Installation of a new all-weather lightweight retractable roof canopy and associated works.	Refusal of planning permission (Delegated Decision)
23/03204/OUT (PCU/RTI/Q0505/3360365)	Beehive Centre Coldhams Lane Cambridge CB1 3ET Cambridgeshire	Outline application (with all matters reserved) for the demolition of existing buildings and structures and redevelopment of the site for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors, along with	(Committee Decision (Area/Main))

		supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities. (The Development is the subject of an Environmental Impact Assessment)	
24/01244/FUL (APP/Q0505/W/25/3361632)	Anstey Hall Maris Lane Cambridge Cambridgeshire CB2 9LG	Construction of two blocks of retirement accommodation (Class C2) comprising 87 two-bedroom apartments with associated hard and soft landscaping, bin storage, cycle and car parking. Provision of new vehicular access onto Maris Lane and reconfiguration of wall with new entrance gates. New pedestrian access onto Old Mills Road.	Refusal of planning permission (Committee Decision (Area/Main))
23/02127/FUL (APP/Q0505/W/25/3361641)	Mayflower House Manhattan Drive Cambridge Cambridgeshire CB4 1JT	Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays.	Conditions imposed on planning permission (Committee Decision (Area/Main))
24/04163/FUL (3363191)	51 Cromwell Road Cambridge Cambridgeshire CB1 3EB	Change of use of detached residential outbuilding and land to a dwelling.	Refusal of planning permission (Delegated Decision)
25/00461/PIP (APP/Q0505/W/25/3363192)	Land Rear Of 226 To 250 Queen Ediths Way Cambridge Cambridgeshire	Permission in Principle (PIP) application for up to nine self-build/custom-build plots	Refusal of planning permission (Delegated Decision)
24/02860/FUL (APP/Q0505/W/25/3363985)	127 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS	Part demolition of existing premises and the conversion into a single dwelling house along with the erection of 3no. 1bed dwellings to the rear accessed from Derby Road	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
24/04556/FUL (APP/Q0505/W/25/3365630)	44 Kimberley Road Cambridge Cambridgeshire CB4 1HH	Retrospective change of use of an existing outbuilding to a short-term holiday let and for	18/06/2025

		ancillary residential use associated with the main dwelling.	
24/01588/FUL (APP/Q0505/W/25/3365274)	16 - 17 Sidney Street, 18 - 19 Sidney Street, And 21 Hobson Street Cambridge Cambridgeshire CB2 3HG	Demolition of existing buildings except for 16 and 17, 18 - 19 Sidney Street facades, 16 and 17 street facing roof aspect and chimneys, provision of: Replacement retail units totalling 882m2 (use class E (a) (b) (c) & (e)), 4,107m2 of office space (use class E (g) (i), (ii)), and 349m2 of community space (use classes F1 and F2), new shopfront to 16 and 17 Sidney Street and alterations to roof and northern chimney, and public realm enhancement works.	24/06/2025

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