

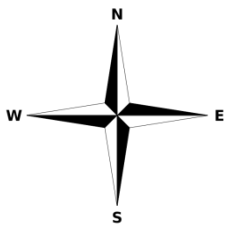
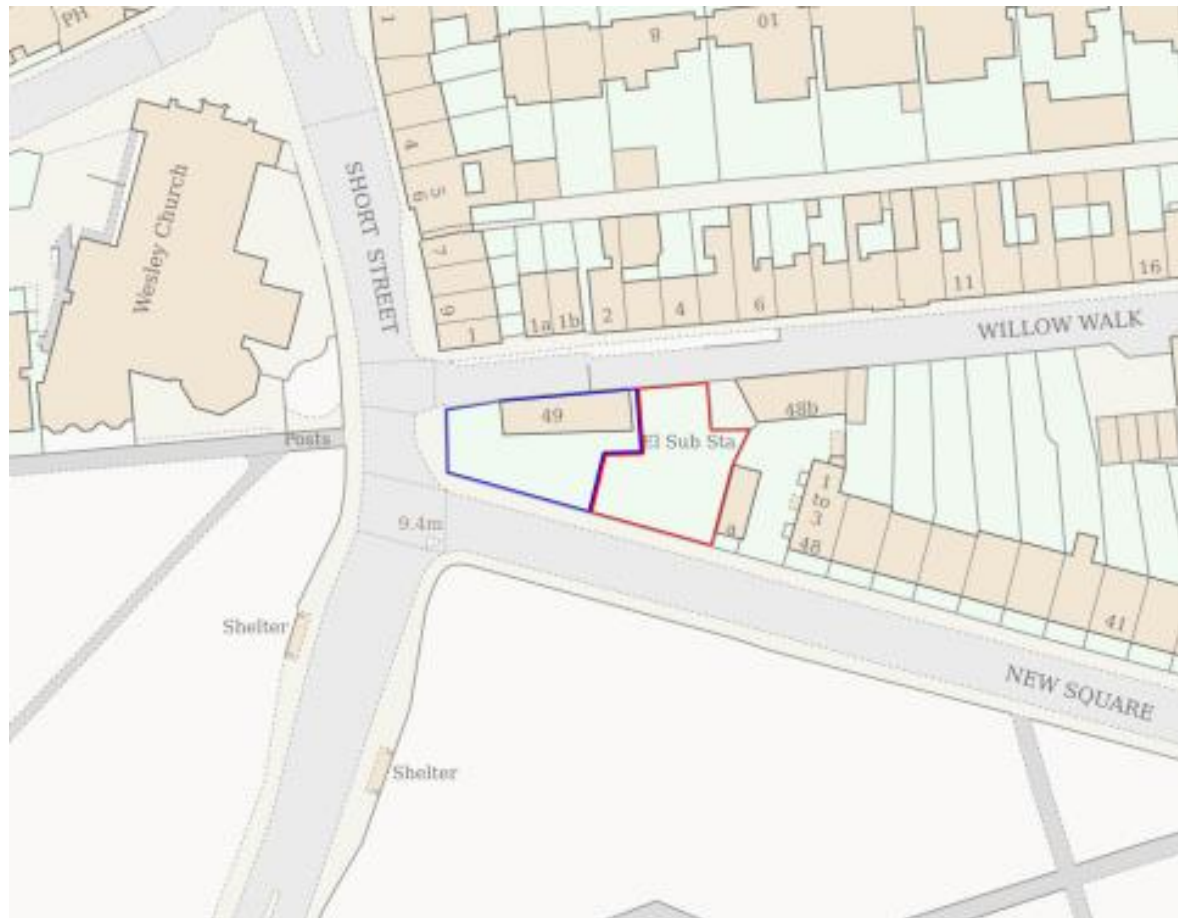
Planning Committee



MINOR APPLICATIONS

25/03078/FUL

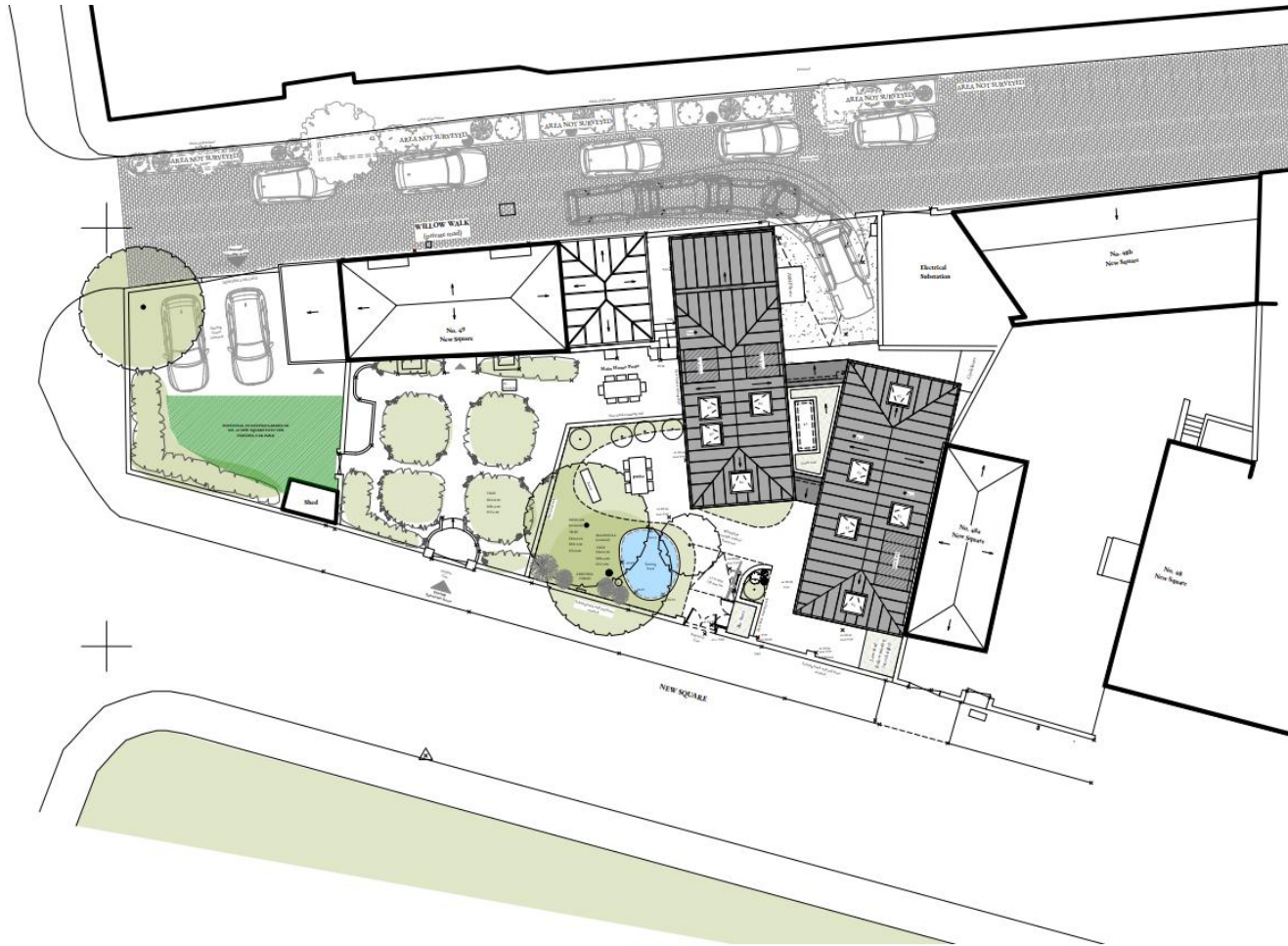
Land Adjacent to 49 New Square, Cambridge, Cambridgeshire, CB1 1EZ



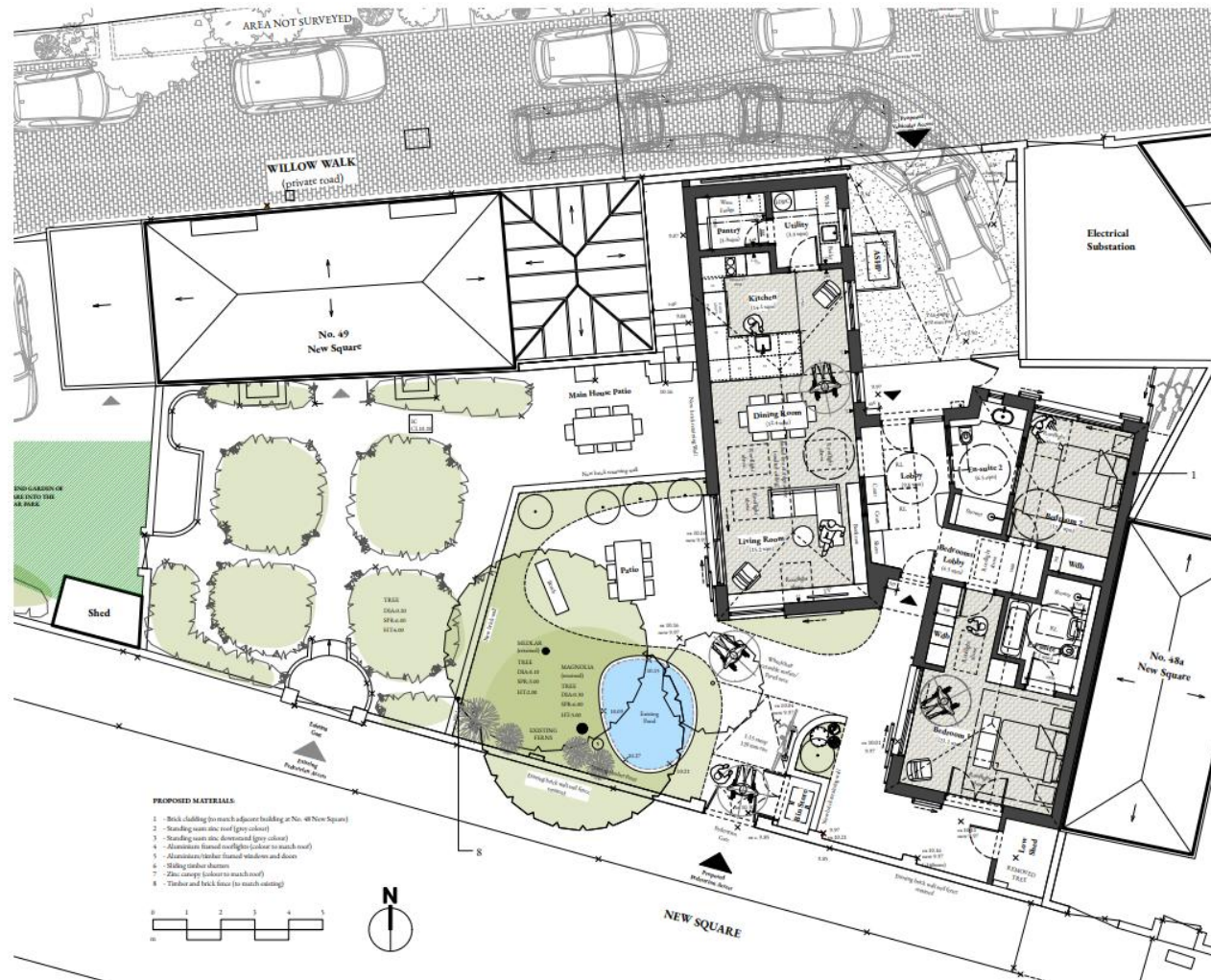
Existing Site Plan



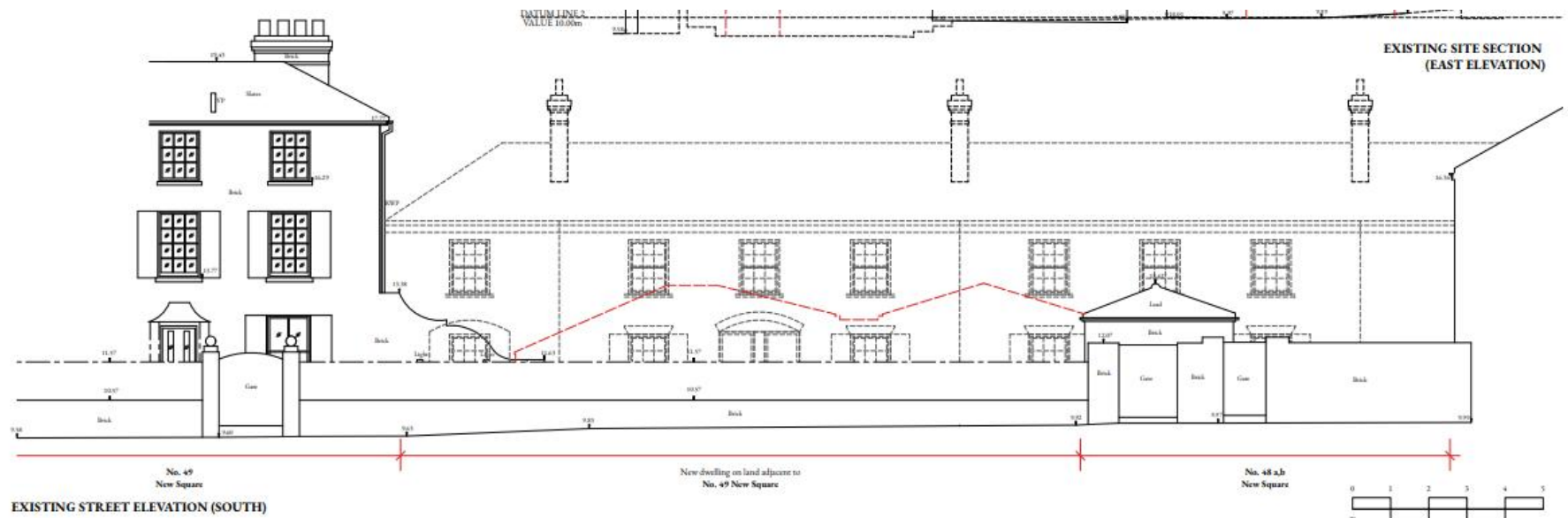
Proposed Site Plan



Proposed Round Floor Plan



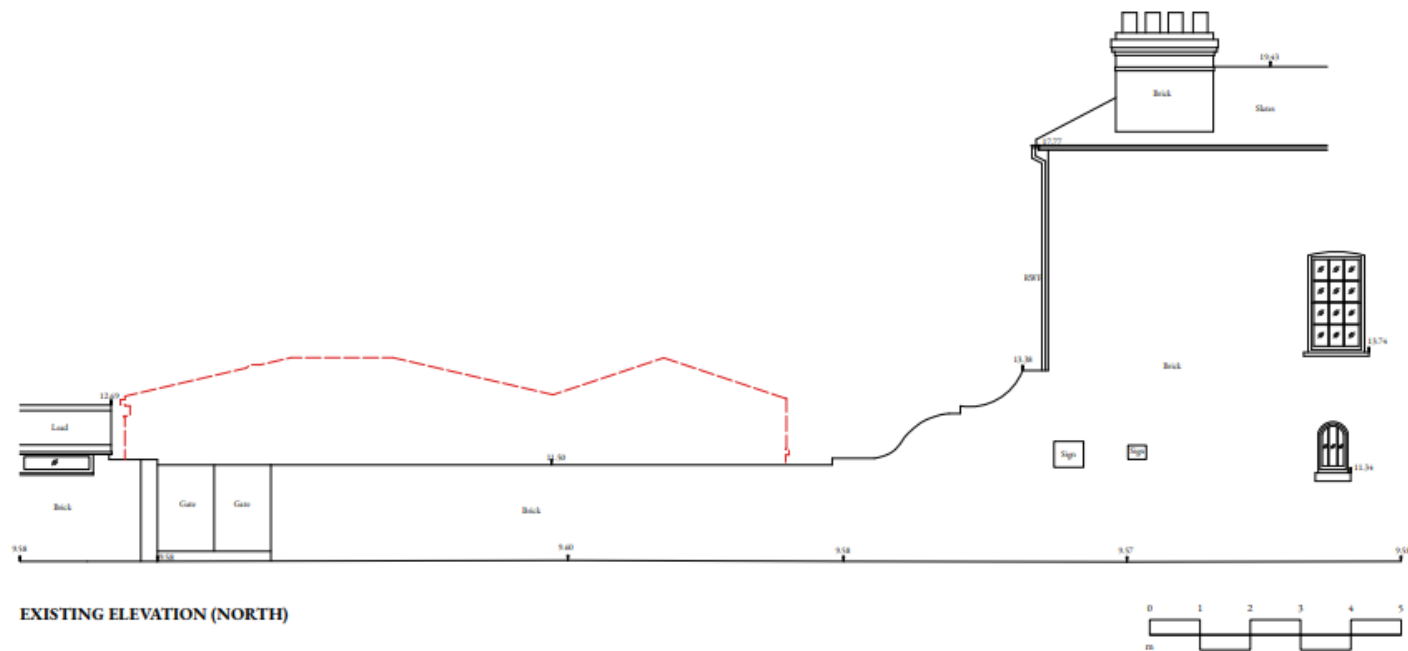
Existing South Elevation



Proposed South Elevations



Existing North Elevations



Proposed North and East Elevation



Proposed Aerial View



Proposed aerial view

Existing view Willow Walk



Proposed View Willow Walk



Existing view New Square



Proposed view New Square



Proposed View from New Square



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

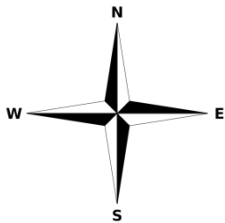
Key material considerations

- 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

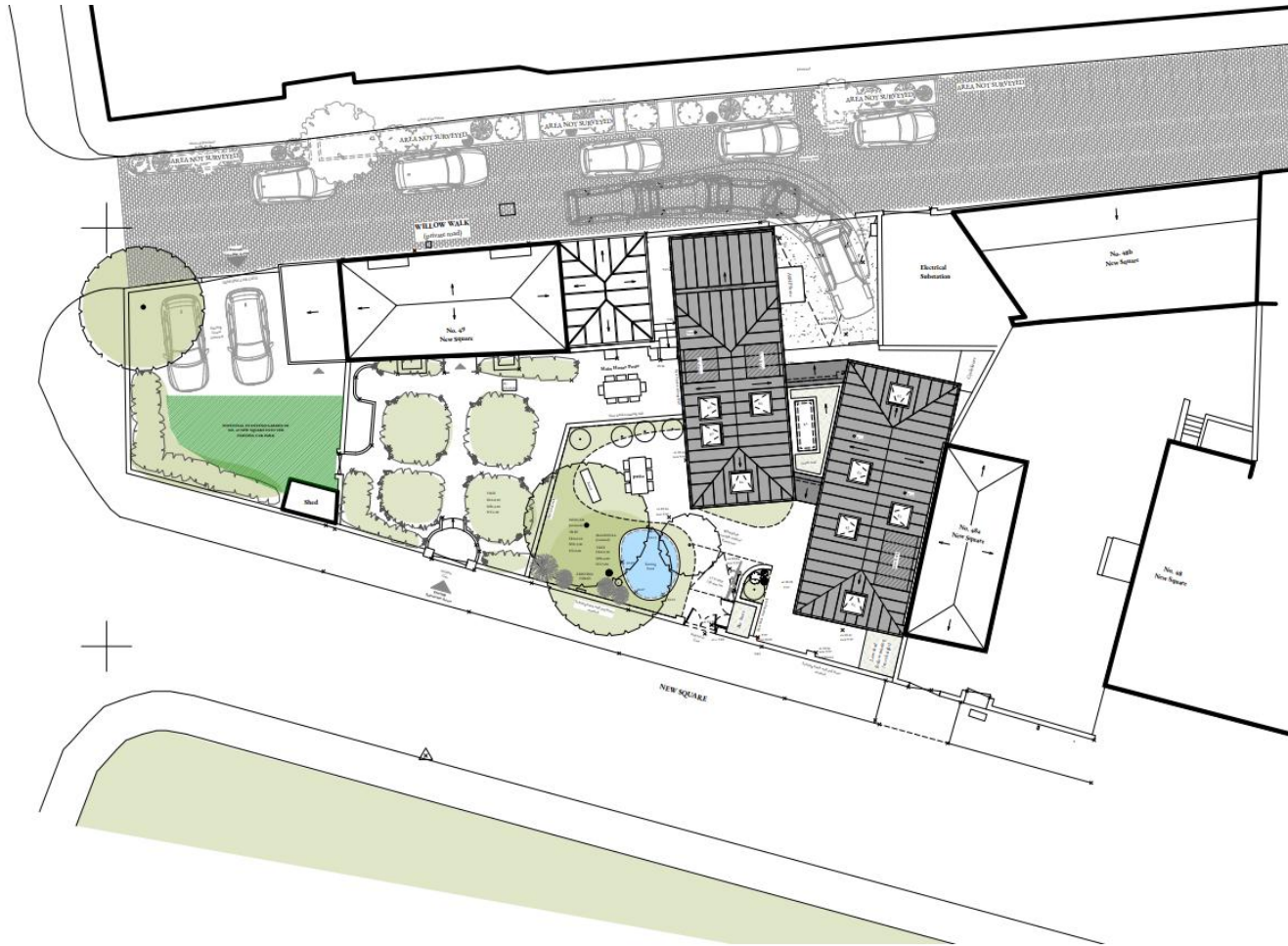
Land Adjacent to 49 New Square,
Cambridge, Cambridgeshire, CB1 1EZ



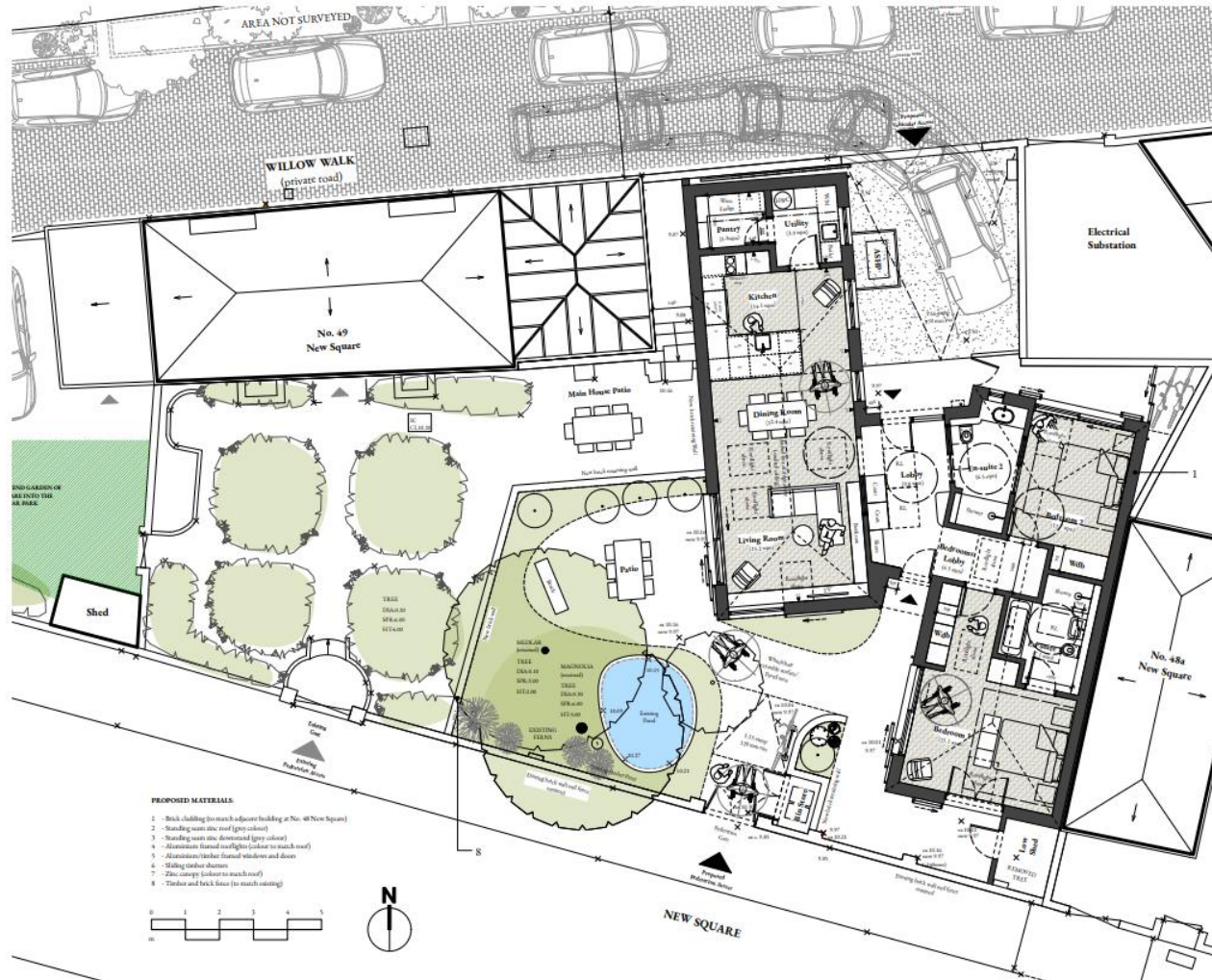
Existing Site Plan



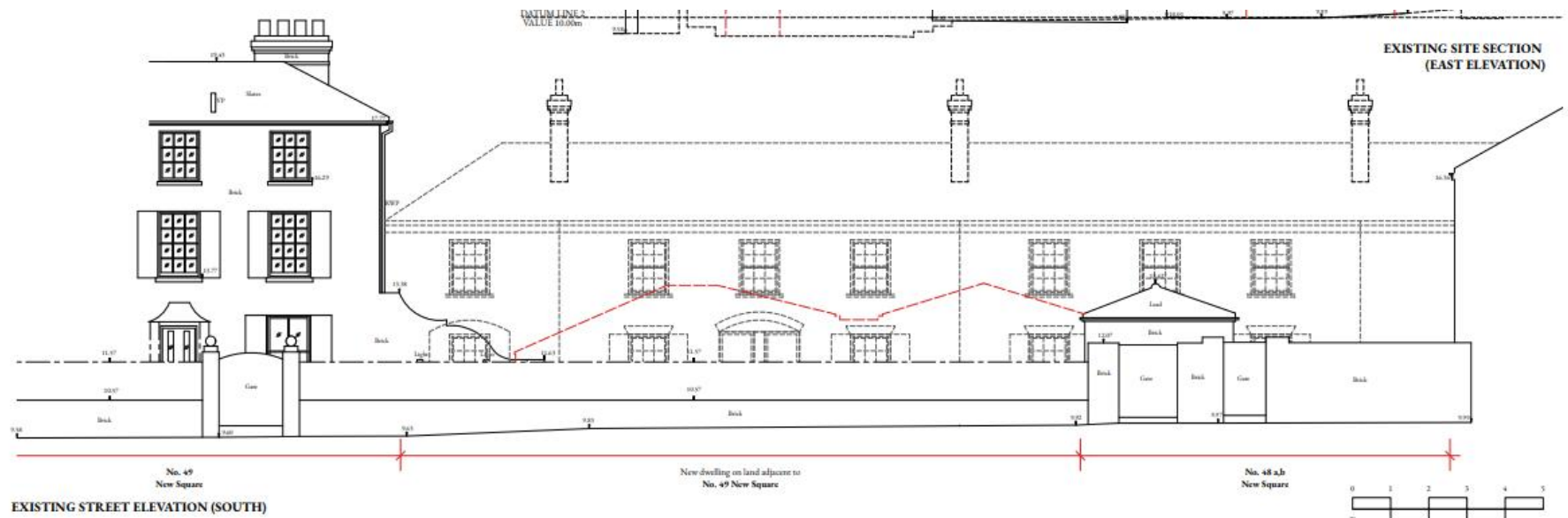
Proposed Site Plan



Proposed Round Floor Plan



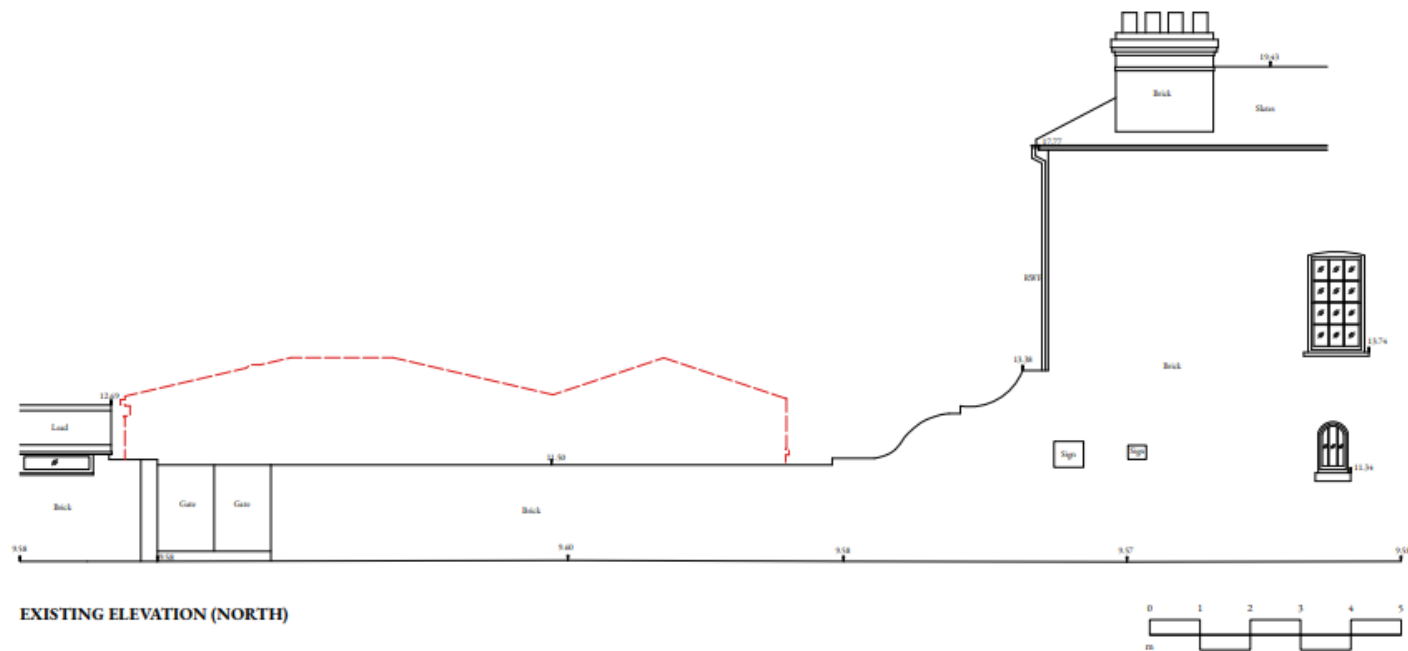
Existing South Elevation



Proposed South Elevations



Existing North Elevations



Proposed North and East Elevation



Proposed Aerial View



Proposed aerial view

Existing view Willow Walk



Proposed View Willow Walk



Existing view New Square



Proposed view New Square



Proposed View From New Square



Planning Balance

Approval

Key material considerations

- Creation of one residential dwelling



Refusal

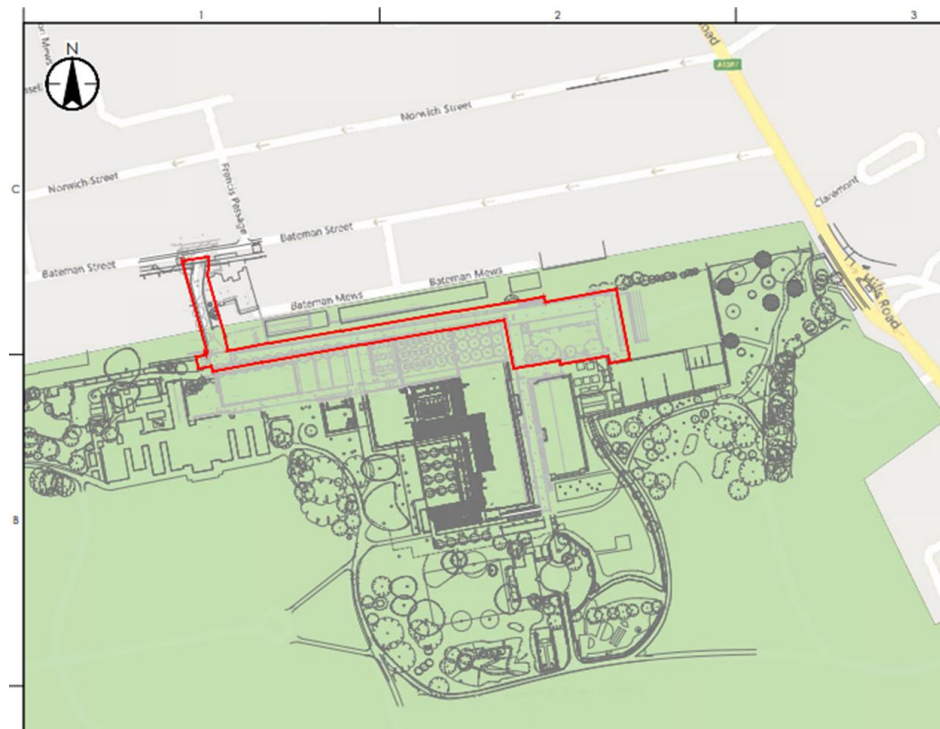
Key material considerations

- 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



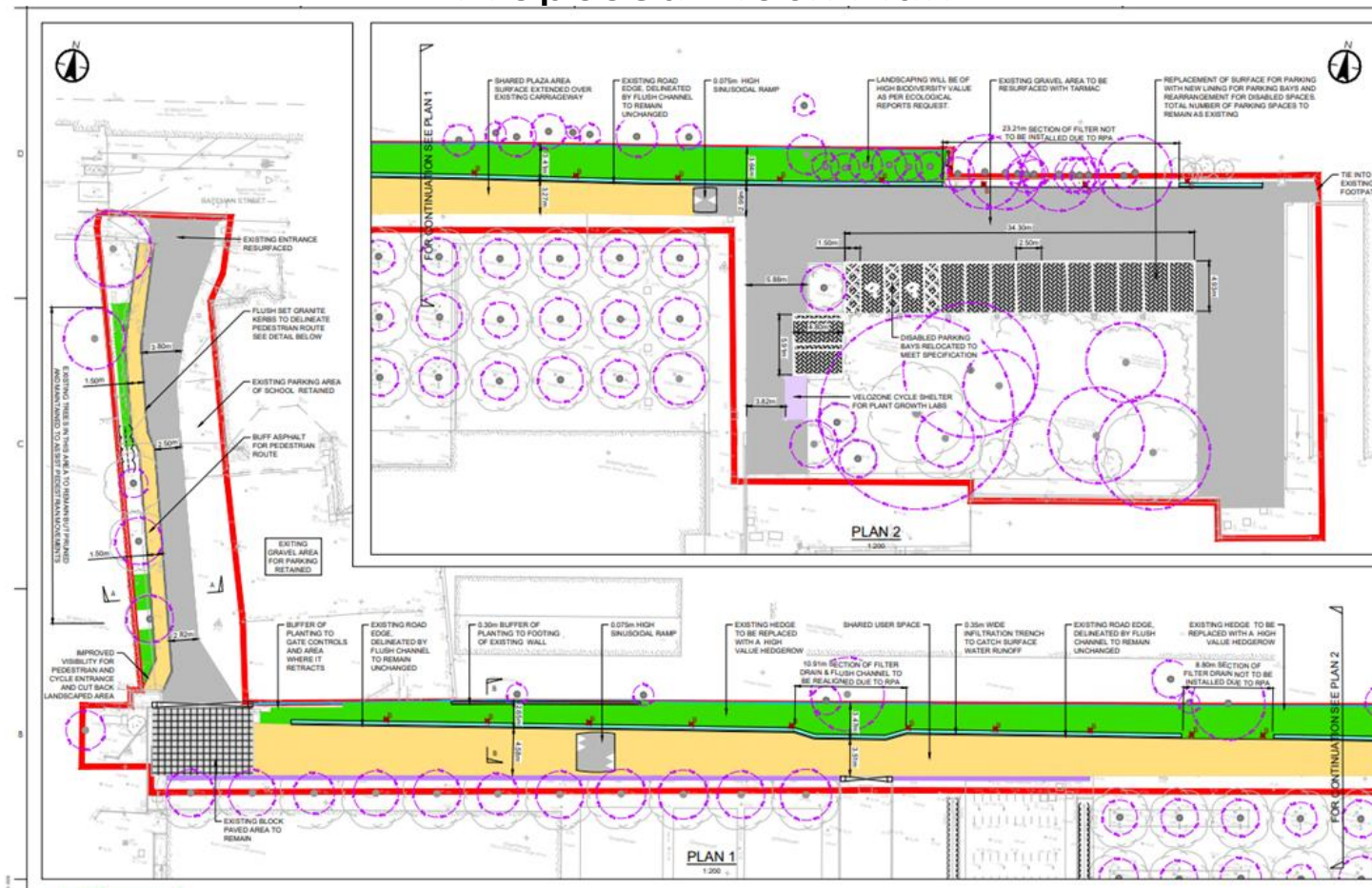
Views of existing access and hedge facing East and West



Views of hedgerow from the North and South



Proposed Block Plan

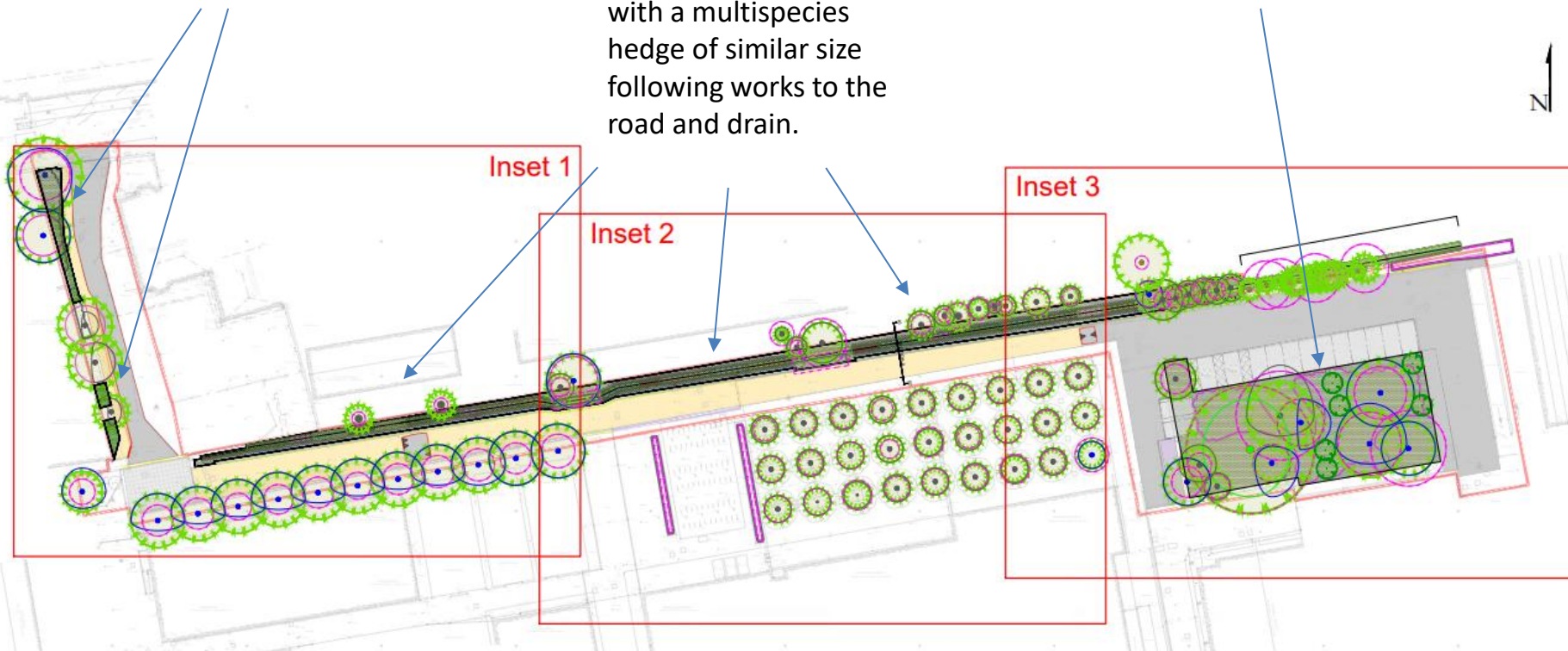


Proposed Planting Detail

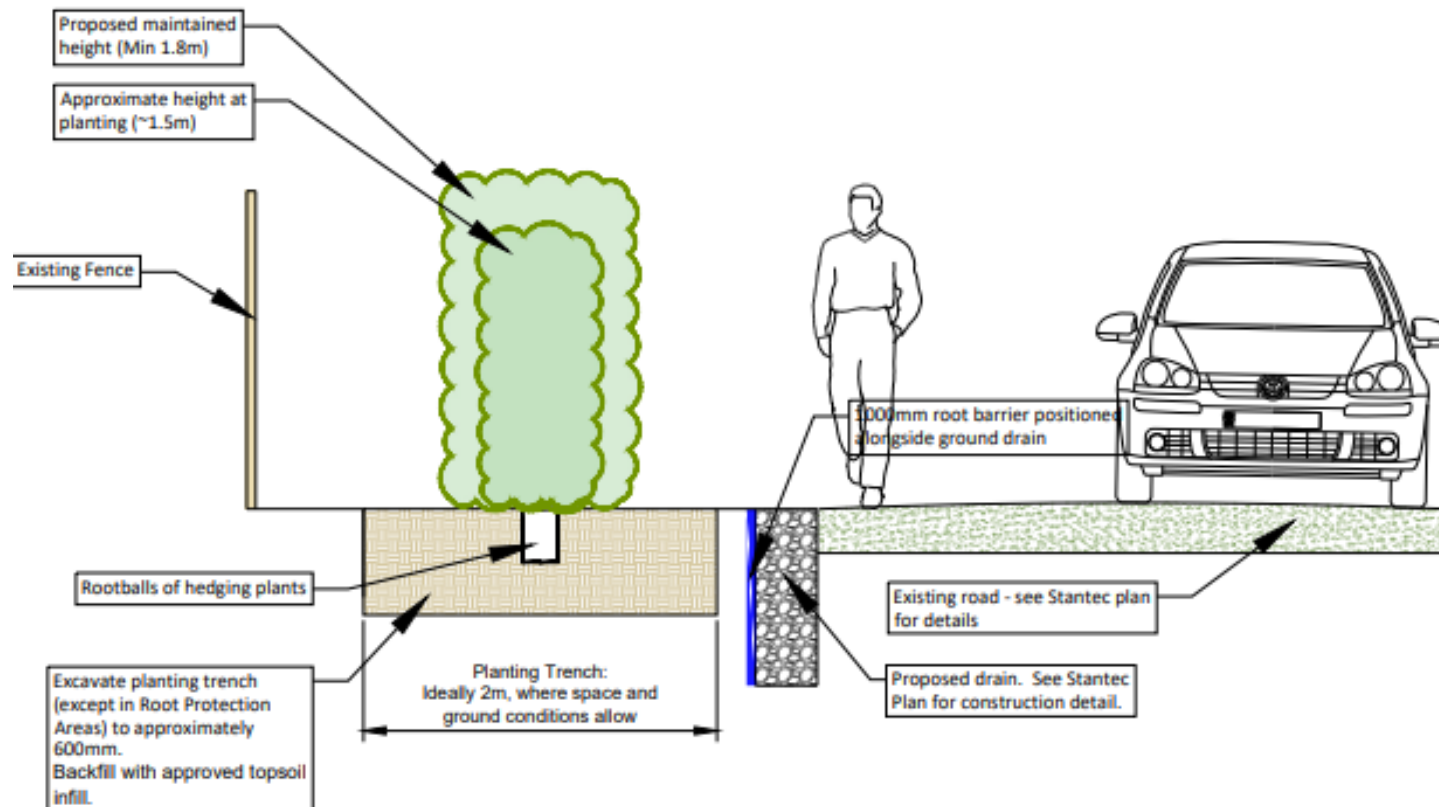
Verges reseeded with grass seed mix after roadworks

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



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