

CAMBRIDGE CITY COUNCIL MEMO

To: Debs Jeakins **Dept:** Environment

Building: Guildhall **Room:** 15

From: Lindsey Weaver **Dept:** Environment

Phone: 01223 457165 **Room:** 16

Date: 02 February 2012

Subject: 1A Willis Road

Condition 11 of Planning Permission 09/0487/FUL

I understand that there is discussion regarding the boundary treatment to the above new building, in line with the above discharged condition, and that the dominant characteristics of boundary treatments to properties within the surrounding Conservation Area, and therefore whether the treatment that has occurred is in keeping with the surrounding area, have been called into question.

At the time of this decision being made, the Mill Road and St Matthews Area Conservation Area Appraisal (1999) was a material consideration. This has however now been replaced by the Mill Road Conservation Area Appraisal (2011), though I will refer in the main part to the Appraisal that was relevant at the time of the permission.

The Mill Road and St Matthews Area Conservation Area Appraisal states specifically with regard to Willis Road in paragraph 4.188: "*They have front gardens defined by low walls, with red and black tiled paths to the front doors*". This illustrates that the generally character of boundary treatments, within this street specifically, is that of low walls, and therefore to introduce a differing treatment would be considered incongruous and unacceptable.

The Mill Road Conservation Area Appraisal also states on pages 39 and 40 that the typical characteristics of the area around Willis Road is that of either "*terraced houses sitting on the back of the pavement*" or houses "*set back from the pavement with hedges or low gault brick front boundary walls defining small front gardens*". This again shows that the typical characteristics of the area surrounding Willis Road is that of low boundary walls where there is space to facilitate front gardens.

Consequently to navigate away from the dominant characteristic of low front boundary walls within this area would detract from the character and appearance of the Conservation Area.

Lindsey Weaver,
Conservation and Design Officer