

Ms S. Dyer

Cambridge City Planning Department

Guildhall

Cambridge

31st January 2012

Dear Sarah

Re 1A Willis Road, Cambridge.

Further to our telephone conversation re the above property, I would like to appeal your initial feelings on the boundary treatment for the property.

1A Willis Road is part of a small estate development, built around the turn of the last century, with quite a consistency of design, and comprising part of Mill Road, Willis Road, Guest Road, Mackenzie Road, and Collier Road. Any infill has been done sympathetically. The boundary treatment was initially mainly low walls, but has been altered over the years, so that a mixture of the original low walls (ranging from 300mm to 800mm high), wooden fencing, open areas and hedging is now evident.

There are I believe two issues here, firstly whether the boundary treatment in place is that actually agreed with the planning decision, and secondly whether that is in keeping with the area.

The treatment given is in accordance with the planning permission, in that the wall for the first two metres, which was to be kept for 'line of sight' purposes was 'to be less than 600mm high'. No minimum was stated, and so the 75mm of the built wall does comply with this requirement. As far as the remainder of the boundary treatment is concerned, I was specifically told by the planning department that the boundary treatment had to follow the drawn plans submitted for approval. Looking carefully at the plans, it was quite clear that although there was a reference to the wall for the first two metres, the drawing showed the vertical lines of a fence thereafter. Whilst I accept that the type of fencing does not match that in the rest of the estate, I am happy to change this close boarding to match with other fencing if this is acceptable to you.

As far as the area is concerned, it is the variety of boundary treatments which help to enhance the visual aspect of the area. The original walling varied from 1.6m walling at the side of some of the houses, to the 800mm walling and right down to 300mm at the front of the houses. Over the years this has been changed, so that now we have a lot of hedging (of various varieties) some completely open frontages, a great variety of walling of both different design and of different bricks and others which are fenced, one indeed fenced above the wall.

I believe that the variety of boundary treatments greatly enhances the overall ambience of the area, and helps to make this one of the most pleasant areas in this part of Cambridge.

Apart from the above comments, I would add that the alleged departure from the planning, which I dispute, is de minimus, and could be allowed under this heading without causing any offence in the neighbourhood.

I would suggest that from all these points of view the existing boundary should stay as it is – the objection being de minimus, that it fits in well with the local treatments of the boundaries, and that it carefully follows the planning consent.

I enclose a montage of the local boundary treatments, and trust that you can appreciate what a wonderful variety they represent, and that you can appreciate that in this area, the variety enhances the cosmopolitan mix of the people who inhabit it.

Yours sincerely

Dennis Whitfield