

## Mary Collins

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**From:** Ross Anthony <ross.anthony@ancientmonumentsociety.org.uk>  
**Sent:** 05 May 2021 15:24  
**To:** Mary Collins  
**Subject:** Application Ref: 21/00953/FUL - Hotel Felix, Huntingdon Road, Girton, Cambridge, CB3 0LX

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mary Collins

**Re: Hotel Felix, Huntingdon Road, Girton, Cambridge, CB3 0LX**  
**Application Ref: 21/00953/FUL**

Thank you for consulting us on this application. We have reviewed the documents available on your website and the Ancient Monuments Society **objects** to the demolition of Hotel Felix and outbuildings, and construction of a care home. We responded to the pre-application consultation and are disappointed that our heritage concerns have been dismissed and the proposal still involves the complete loss of a fine historic Victorian building, only to be replaced by a larger pastiche building.

We note that a Certificate of Immunity was issued for the house, as the past extensions and internal alterations mean it does not meet all the criteria for listing, nevertheless, the house still has considerable presence and architectural and historical merit and makes a positive contribution to the local area. The house and hotel wings are also a set of high quality, well maintained buildings, and the south façade, with its bow window and Dutch gable, is a particularly fine arrangement. The AMS is therefore disappointed that a conservation approach has not been taken to retain, adapt, and incorporate the original house into the proposed development.

The construction of the hotel wings to the rear in 2002 provides clear precedence for new care home facilities to be built on this site, whilst retaining the original house as a historic centerpiece. The concerns about floor levels, corridor widths and accessibility in the existing building are acknowledged but are not reasons to demolish a non-designated heritage asset. There is no clear justification provided about why the house needs to be part of the area used by future residents of the care home, and why the house could not be adapted for staff accommodation, facilities, offices, etc.

Further, South Cambridgeshire District Council declared a climate emergency in 2019, passing the motion that “all strategic decisions, budgets and approaches to planning decisions by the council are in line with a shift to zero carbon”. The priority for development within the District should therefore be to adapt and reuse historic buildings, rather than demolish high quality, viable buildings.

The AMS therefore strongly objects to the complete loss of the historic house and would recommend the plans are revised to retain the historic building and meet local zero carbon emission targets.

I would be grateful if the AMS could be informed of the outcome when this becomes available.

Regards

Ross Anthony

*Case Work*

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The Ancient Monuments Society (AMS) is one of the National Amenity Societies and, as such, is a consultee on all Listed Building Consent applications involving an element of demolition as required by the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. The Society also takes an interest in planning applications affecting historic buildings in conservation areas and undesignated heritage. We concern ourselves with historic buildings of all types and ages.