



15 Market Hill, Cambridge



## Planning Permission & Listed Building Consent to Implement New Shopfront and Internal Alterations to Listed Building in Conservation Area, February 2018

### Case

Working on behalf of Franco Manca, in November 2017 The Heritage Advisory produced a Heritage Statement in support of proposals to repair, refurbish and reconfigure the property for the purposes of operation as a pizzeria.

The application site was located within Cambridge's *Central Conservation Area* and comprised a Grade II listed building originally constructed c.1840, albeit this suffered fire damage as early as the 1850s.

Whilst the site has been developed since at least the C16, the existing structure is representative of a much later phase of development, having undergone many subsequent periods of change following the mid C19, particularly over the C20 and C21.

When the application was made, the property was vacant and, having

experienced significant loss and erosion with respect to both its original and subsequent historic phases, this exhibited a clear trend toward further deterioration.



Franco Manca, 15 Market Hill

Given the considerably degraded appearance of the site and its vacant and compromised status with respect to its designation as a listed building, along with the poor contribution this made toward the wider conservation area, proposals adopted a close focus upon wholesale refurbishment.

This was particularly important given the lack of original and/or historic fabric remaining to the property where, in turn, proposals sought the proactive *enhancement* of those designations involved.

## Outcome

The Heritage Statement submitted in support of the scheme successfully justified proposals for the refurbishment with planning permission and listed building consent being granted in February 2018. The property is now a thriving restaurant and as such its long term conservation may be assumed to be secured.