OFFICER REPORT

Case No: 25/00623/LBC Listed Building Consent

Proposal: Two storey rear extension

Location: 35 Main Road Stonely St Neots

Applicant: Addison@live

Grid Ref: 510895 267018

DESCRIPTION OF SITE AND APPLICATION

No. 35 Main Road is a two-storey detached dwellinghouse located in a residential area of Stonely. The property is a Grade II Listed Building and is situated within the Stonely Conservation Area. It is also adjacent to the Grade II Listed Building of 37 and 41 Main Road, Stonely.

This application seeks permission for the erection of a two-storey rear extension. The proposal would also include a single storey element to connect the proposed two-storey extension to the existing detached garage and the rebuilding of the existing entrance lobby which will be converted into a utility room.

The Local Planning Authority are also considering a full application for the same development (Ref: 25/00622/HHFUL).

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP11: Design Context
LP12: Design Implementation

LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

Given the heritage of the dwelling there is a wide planning history associated with it. The history from November 1974 onwards is available to view on HDC's Public Access Site. The most recent, relevant history is detailed below:

25/00623/LBC - Two storey rear extension - Pending consideration.

1400030LBC - Insertion of bi-fold doors to replace wooden door and new window in gable wall above. Internal alterations including removal of walls, concrete floors and modern plaster - Approved.

1301050FUL - Construction of detached garage/workshop - Approved.

1200326LBC - Replace existing windows and doors in the original part and one external back door in newer part of property. Removal of two sun tunnels - Approved.

1101862LBC - Structural works to roof - Approved.

0601694FUL - Extension and alterations to dwelling - Approved.

0601965LBC - Extension and alterations to dwelling - Approved.

CONSULTATIONS

Kimbolton Parish Council - Recommend refusal as the proposed extension dominates the listed building. The Parish Council are concerned that the building is deteriorating. They also have concerns about the materials - namely aluminium.

Huntingdonshire District Council Conservation Officer - Objects to the proposed development as the proposal would fail to preserve the heritage asset by overwhelming the historic element of the Listed Building. Further detailed comments are included in the later sections of the report.

REPRESENTATIONS

No third-party representations were received during the course of the application.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design, Visual Amenity and Impact on Heritage Assets

*Design, Visual Amenity and Impact on Heritage Assets

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Para 212 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.' Para 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...' The NPPF goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.

Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.

This application seeks permission for the erection of a two-storey rear extension at No. 35 Main Road, Stonely. The application property is a Grade II Listed Building and is situated within the Stonely Conservation Area.

The property is a Late 18th Century house built of local red brick with a plain tiled roof. The building is considered to be a good example of formal Georgian period architecture of a modest scale. It is double fronted with a single pile plan and gable stacks. A small service wing was added to the rear of the building and in terms of form and evolution it is closely associated with the neighbouring Stonely House (Grade II listed) which is of a similar date and type. The building was subsequently extended to the rear under applications 0601694FUL & 0601695LBC along with the construction of detached garage/workshop (1301050FUL).

The proposed extension would be of a gable-end design, measure 13.3m in length, 5.1m in width with an eaves height of 3.95m and a ridge height of 6.5m. The proposal would be constructed with a buff brick and vertical cladding finish with plain red/brown roof tiles and aluminium windows and doors. The proposal would also include a single storey element to connect the proposed two-storey extension to the existing detached garage and the rebuilding of the existing entrance lobby which will be converted into a utility room.

Historic England states that; "a new extension should not dominate a historic building: this usually means it should be lower and smaller. Some small buildings such as lodges and cottages can easily be swamped by an extension, unless very carefully designed". The Huntingdonshire Design Guide 2017 states that " 'additive' elements are a common feature of vernacular buildings, but should be subservient in scale to the principal structure, maintaining its dominance within the overall composition".

The proposed two-storey rear extension is not considered to be a subservient addition to the main dwellinghouse as it would exceed the height of the single-storey element it would extend beyond and the total length of the proposed extension (13.3m) would exceed that of the depth of the existing dwellinghouse (10.9m). As such, the proposed extension would be over-dominating on the existing property and would not respect the character, appearance and significance of the existing residential dwelling. Furthermore, the overall massing of the proposal would be exacerbated by the proposed link extension connecting the two-storey extension to the existing detached outbuilding, thereby incorporating this ancillary structure into the dwelling.

The main dwellinghouse is constructed with a facing local red brick and plain roof tile finish with the existing detached outbuilding finished with horizontal, black timber cladding and red pantile roof tiles. It is proposed to finish the two-storey rear extension with vertical cladding of a natural finish and a standing seam aluminium roof. The proposal would result in a mix of conflicting finishing materials that would be visually prominent in the streetscene of Main Road and would highlight the excessive scale and massing of the extension.

Taken as a whole the proposed new elements would add substantial massing to the historic form of the building and visually reduce the significance of the Georgian cottage by overwhelming it and undermining its listed status as the primary element in the built form.

It is however, worth noting that the proposed two-storey extension would not result in the loss of any historic fabric of the Grade II Listed Building as it would extend beyond a modern extension approved in 2006.

The Council's Conservation Officer has concluded that the proposal would fail to accord with Local Plan policy LP34 and in particular parts f - i of that policy concerning scale, design, massing, layout and the requirements to not harm or detract from the significance of a heritage asset by respecting its historic form and special interest and by conserving its distinctiveness and character. As such, the proposal would fail to preserve the heritage asset by overwhelming the historic element of the listed building to a less than substantial degree of harm.

Paragraph 215 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Given the proposal seeks approval for the erection of an extension to a private residential dwelling with no clear and convincing justification, the Local Planning Authority do not consider the proposed development to result in any public benefits that would outweigh the identified harm.

As such, the proposed development is considered to be contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Sections 12 and 16 of the National Planning Policy Framework (2024) in this regard and planning permission should be refused in this instance.

*Conclusion

The proposed extension is not considered to be a subservient addition to the main dwellinghouse and would result in the addition of substantial massing to the historic form of the building, visually reducing the significance of the Georgian cottage by overwhelming it and undermining its listed stated as the primary element in the built form. The design of the proposed extension is also considered to result in harm to the significance of the heritage asset and the dominance of the extension is accentuated by the use of contemporary materials, which highlight the excessive scale and massing of the extension. Overall, the proposal would result in less than substantial harm to the significance of the Listed Building. However, given the nature of the proposal, the application has not been accompanied by clear and convincing justification of any public benefits to offset the identified harm.

As such, the proposed development would be contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Section 16 of the National Planning Policy Framework (2024).

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that Listed Building Consent be refused.

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CONTACT OFFICER:
Enquiries about this report to **Jennifer Wallis**