OFFICER REPORT

Case No: 25/00766/LBC Listed Building Consent

Proposal: Replace roof coverings on two-storey Victorian structure due to delamination

Location: 1 Silver Lane Needingworth St Ives

Applicant: Sarah Elswaf

Grid Ref: 534451 272169

DESCRIPTION OF SITE AND APPLICATION

The application site at 1 Silver Lane is occupied by a two and a half-storey detached dwellinghouse located within a residential area in Needingworth, with the dwelling classed as a Grade II Listed Building. The application site is not within a Conservation Area, and is in Flood Zone 1 of the Environment Agency's Flood map for Planning.

Listed Building Consent is sought for the replacement of roof coverings on the two-storey Victorian structure due to delamination.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (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.

Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

PLANNING POLICIES

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

LP34: Heritage Assets and their Settings

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATIONS

Needingworth Parish Council - No objections.

HDC Conservation Team - Support the application, further details in preceding sections of this report.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

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

o Impact on Heritage Assets

*Impact on Heritage Assets

The application site at 1 Silver Lane is occupied by a detached, Grade II Listed former farmhouse located within a residential area in Needingworth. The surrounding area depicts the character of a typical rural town, and there are a number of additional Listed Buildings along the High Street, of which the application site is located adjacent to. The works which require Listed Building Consent concern the replacement of roof coverings on the dwelling. The proposed works involve the replacement of existing deteriorated Welsh slate roof coverings on the rear wing of the building with new Welsh slates to match, to ensure that impacts upon the designated heritage assets are minimised, and maintain the historic character of the Grade II Listed former farmhouse.

In assessing works to a Listed Building, it should be regarded that:

Section 16(2) of the Planning (LBCA) Act 1990 (as amended) requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (LBCA) Act 1990 (as amended) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

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'

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

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents have made the following comments which have been summarised below and are available in full on HDC's Public Access Site:

HDC's Conservation Officer states how the proposed repairs are to address an existing problem of water ingress into the roof structure, and does not alter the structure, fabric or features of the Listed Building. Additionally, the inclusion of breathable felt and replacement battens is not considered harmful to the Listed Building. They conclude by stating that the proposed repairs will maintain the building, enables its continued use, and prevents further damage to its roof structure and interior. The proposal is therefore considered to preserve the character of the Listed Building and to sustain its significance.

Having regard to the above assessment by the HDC Conservation Officer and having undertaken a site visit, it is clear that the proposal is considered to preserve and enhance the character and appearance of the Listed Building. Therefore, given the detail provided with the application alongside the supportive comments from the specialists, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it:

* Would not have a harmful impact upon the designated heritage assets.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that Listed Building Consent be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:
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