[redacted]

From: [redacted]@HistoricEngland.org.uk>
Sent: 23 January 2025 14:17
To: DevelopmentControl
Subject: Historic England Advice on app.nos. 24/02342/HHFUL & 24/02343/LBC
Attachments: We sent you safe versions of your files; Y_HERef_L01586861_463983_2402343LBC.pdf; Y_HERef_L01581163_455561_2301749LBC.pdf

Categories: [redacted]

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

re. Application nos. 24/02342/HHFUL & 24/02343/LBC Hemingford Park, Hemingford Park, Common Lane, Hemingford Abbots, Huntingdonshire PE28 9AS

Dear Mr Tomlinson,

Please find attached our advice on the above applications for listed building consent and planning permission,

If you have any queries, do not hesitate to get in touch,

Yours sincerely,

[redacted]

[redacted]
Inspector of Historic Buildings and Areas | East of England Region
landline [redacted] | mobile. [redacted]

Historic England

Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.
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Historic England

Mr Lewis Tomlinson
Huntingdonshirre District Council
Pathfunder House
St Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

Direct Dial: 01223 582784

Our ref: L01586861
P01586860

23 January 2025

Dear Mr Tomlinson

Arrangements for Handling Heritage Applications Direction 2021 & T&CP (Development Management Procedure)(England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990

HEMINGFORD PARK HALL, HEMINGFORD PARK, COMMON LANE, HEMINGFORD ABBOTS, HUNTINGDONSHIRE, CAMBRIDGESHIRE, PE28 9AS
Application Nos. 24/02343/LBC & 24/02342/HHFUL

Thank you for your letters of 6 January 2025 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice
The above applications are aimed to:

- First, seek retrospective permission to regularise some works carried outside of the scope of granted applications (14/00578/FUL & 14/00579/LBC)

- Second, make some alterations to the works already undertaken, as agreed during the (now withdrawn) appeal process (24/00003/NONDET & 24/00040/NONDET) related to applications 23/01739/HHFUL & 23/01749/LBC. Historic England engaged on extensive discussions on these latter applications and the appeal process. Appendix 3 of the submitted planning statement (Artisan, December 2024) includes the advice we provided.

The works subject of the current applications follow the advice provided during these discussions. We have no objections to these application on heritage grounds and refer you to our previous letter of advice dated 21 August 2024 for a full assessment of significance and impacts. This is enclosed it to the present letter, for ease of reference.

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Historic England

Recommendation
Historic England have no objections to these applications on heritage grounds.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

In addition, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 asks you to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contactus. Please advise us of the decision in due course.

Yours sincerely

[redacted]
Inspector of Historic Buildings and Areas
E-mail: [redacted]@historicengland.org.uk

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Historic England

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Direct Dial: 01223 582716

Our ref: L01581163

21 August 2024

Dear Mr Tomlinson

Arrangements for Handling Heritage Applications Direction 2021

HEMINGFORD PARK HALL, HEMINGFORD PARK, COMMON LANE, HEMINGFORD ABBOTS, HUNTINGDONSHIRE, CAMBRIDGESHIRE, PE28 9AS
Application No. 23/01749/LBC

Thank you for your letter of 9 August 2024 regarding the above application for listed building consent.

On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The significance of Hemingford Park Hall

Hemingford Park Hall is a yellow brick country house that was built for Rev J Linton by Decimus Burton in 1842-43. It is of two storeys with a hipped slate roof with a modillion eaves cornice and a central pediment to the west.

There is a three-window range of hung sashes with glazing bars, together with a slightly projecting central bay with flat-roofed portico with pilasters and two columns of the Doric order. There are central double doors with a rectangular fan light and side lights.

The interior has an open string stair of turned balusters with guilloche band egg and dart moulding to the string support and an arcade of Doric columns.

At the landing level there are two pilasters and two columns of the Composite order in an arcade.

The Hall is listed at grade II* in recognition of its special architectural and historic

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significance.

The (retrospective) proposals and their impact on the historic environment

Consent is sought for retention of pool building, basement car park, lift and enclosure, external courtyards, pond and associated hard and soft landscaping (revised siting), phased alterations to pool building (reduction in height), removal of staircase, removal of glazed balustrade to pond and alterations to fenestration of main facade of pool building.

In our consultation response of 28 March 2023 to the previous application (22/02452/LBC) we stated that specific elements of the *As Built* scheme have caused an unacceptable level of harm to the significance of the grade II* listed Hall as a result of their impact on it setting. These were:

- The glazing and wide-profile metal frames in all of the openings in the pool house.
- The overall increase in height of the pool house by 400mm.
- The roof terrace at second floor level.
- The spiral staircase attached to the north elevation.
- The chrome and glass balustrade along the entire east elevation of the landscaped pond.

Policy considerations for these proposals

The National Planning Policy Framework identifies that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 195).

Hemingford Park Hall is one of only 5.8% of listed buildings nationwide that are listed at grade II* and is therefore of particular importance.

The NPPF at paragraph 203 encourages local authorities to sustain and enhance the significance of heritage assets consistent with their conservation and asks that they take into account "the desirability of new development making a positive contribution to local character and distinctiveness."

Paragraph 205 also states 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), irrespective of the level of harm.

Paragraph 206 states that any harm to, or loss of significance of a designated heritage

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asset should require clear and convincing justification.

Paragraph 208 of the NPPF notes that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the scheme.

The significance of listed buildings can be harmed by development in their setting. As the proposals affect the setting of a listed building the statutory requirement to have special regard to the desirability of preserving the setting of a listed building (s66), 1990 Act) must be taken into account by the local planning authority when making its decision.

Elements of a setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or may be neutral.'

Our advice reflects guidance in the good practice advice notes produced by Historic England on behalf of the Historic Environment Forum in GPA 2: Managing Significance in Decision-Taking in the Historic Environment and GPA 3; The Setting of Heritage Assests.

Historic England's position on the proposals

We have considered the documentation submitted with the application, including the *Heritage Statement* (July 2023) produced by Jon Lowe Heritage and the *Design and Access Statement* (September 2023) and drawings produced by Hugh Cullum Architects Ltd.

In its *As Built* form the pool building has caused a high level of less than substantial harm to the significance of the adjacent Hall as a result of the impact on its setting.

The height of the pool house, together with the spiral staircase that provides access to a roof terrace and the installation of the adjacent landscaped pond, had created an overly dominant rather than contextually sensitive, recessive feature in relation to the adjacent grade II* listed Hall.

We stated that preferably, we would wish to see the glazing removed from all the full-height openings at ground floor level in the pool house/pavilion building. Alternatively, the existing wide-profile metal framed glazing should be replaced with non-reflective frameless glazing set as far back as possible into the reveals and should only include two slim-profile metal framed doors on the east elevation.

We wanted to see the height of the pool house reduced by 400mm to that of the consented scheme and the removal of the spiral staircase attached to the north elevation, thereby preventing the unauthorised roof terrace.

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We also wanted to see the chrome and glass balustrade along the entire east elevation of the landscaped pool replaced with a wall of the same height as the balustrade, built in brick and designed to match the wall connecting the pool house to the Hall.

Regarding the current application, whilst all the issues we raised previously have not been dealt with in their entirety, we are now of the view that our previous objections to the configuration of the pool and spa buildings have been satisfactorily addressed.

Specifically we note that the proposals involve:

- The existing glazing and wide-profile metal framed units in the openings in the front elevation of the pool house will be replaced with new fixed glazing units to all five openings. The fixed position of the replacement fenestration within the opening in the existing brickwork will replicate that which currently exists.

- The overall height of the pool house will be reduced by 400mm.

- The spiral staircase attached to the north elevation will be removed, therefore the roof terrace at second floor level on the pool house will no no longer be accessible.

- The chrome and glass balustrade along the entire east elevation of the landscaped pond will be removed.

We are of the view that the alterations will ensure that the pool house will no longer be an overly dominant feature within the setting of the grade II* listed Hemingford Park Hall. The level of harm caused to the significance of the Hall through the impact on its setting will thereby be reduced to a low level of less than substantial.

In light of the proposed amendments to the unauthorised works above, we confirm that we consider our objections have been addressed satisfactorily.

Recommendation

Historic England have no objections to the application on heritage grounds.

We consider that the application meets the requirements of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

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Historic England

You should also bear in mind section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

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