OFFICER REPORT

Case No: 25/01089/LBC Listed Building Consent

Proposal: Listed Building Consent for the change of use of existing commercial premises (Use Class E) to residential (Use Class C3) incorporating conversion into 4No. Self contained apartments. Erection of 2No. Semi detached dwellings to rear

Location: 150 High Street Huntingdon PE29 3YH

Applicant: Mr Andrew Coles

Grid Ref: 524156 271582

DESCRIPTION OF SITE AND APPLICATION

The application relates to Nos. 148-150 High Street, Huntingdon. The site is located at the southern end of High Street, within the settlement of Huntingdon and is within the Town Centre boundary. The application properties of No. 149-150 High Street are Grade II Listed Buildings, with a large number of other Grade II Listed Buildings in close proximity, and the site is also within the Huntingdon Conservation Area.

This application seeks approval for the change of use of an existing (vacant) commercial premises to residential, comprising four self-contained apartments and the erection of a pair of 1.5 storey semi-detached dwellings to the rear of No's 148 - 150 High Street, Huntingdon.

The Local Planning Authority is also considering a full planning application for the same development (Ref: 25/01088/FUL).

This application has been accompanied by the following:

- Design and Access Statement;
- Heritage Statement and Heritage Impact Assessment;

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

Huntingdon Neighbourhood Plan 2018-2026 - adopted September 2019

Policy BE3 - Heritage Assets

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:

25/01088/FUL - Change of use of existing commercial premises (Use Class E) to residential (Use Class C3) incorporating conversion into 4 no. Self contained apartments. Erection of 2 no. Semi-detached dwellings to rear - Pending Consideration.

25/01075/TRCA - G1 Sycamore, T1 Yew, T2 Birch - Fell - Approved.

9001532FUL - Change of use to offices and erection of extension - Approved.

9001531LBC - Repairs, alterations and change of use to offices including part demolition - Approved.

8902037FUL - Alterations and extension to existing premises and erection of two flats - Approved

8902038LBC - Alterations and extension to existing premises and erection of two flats - Approved

8900167FUL - Alterations and extension to existing premises and erection of three flats - Refused

8900289LBC - Alterations and extension to existing premises and erection of three flats - Refused

CONSULTATIONS

Huntingdon Town Council - No comment.

Huntingdonshire District Council Conservation Officer - Supports the application. Overall, the proposed scheme is not considered to result in harm to the significance of the Grade II Listed Buildings or their setting, nor to the character or appearance of the Huntingdon Conservation Area. Requests a condition regarding door details on any consent granted.

REPRESENTATIONS

One neighbouring property raised concerns during the course of the application. The concerns raised have been summarised below:

- Impacts on Listed Buildings;
- Health and safety concerns (proposals restrict access to neighbouring property for repairs, maintenance etc);
- Highway safety (reduction in off-street car parking).

Officer Note - property access for maintenance and repairs is a private legal matter and is therefore not a material planning consideration.

Highway safety is a matter for the planning application and will not be considered as part of this Listed Building Consent.

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.

This application seeks approval for the change of use of Nos. 148-150 High Street, Huntingdon from commercial (Use Class E) to four self-contained residential units and the erection of two dwellings on land to the rear. Both No's 149 and 150 High Street are Grade II Listed Buildings and are included for "group value" with a number of other Grade II Listed Buildings in close proximity. The site is also situated within the Huntingdon Conservation Area.

The site has a substantial planning history involving demolition, restoration, and conversion works. During the late 1980s, a series of applications were submitted when the buildings were in a state of dereliction, seeking change of use and restoration. At the time, the conservation officer noted that 'the retention of the Listed Buildings must be a major consideration; buildings are not intrinsically valuable but are an important part of the street scene.' As part of these works, the ground floor of No. 148 was demolished and replaced with a vehicular passageway. The roof of No. 148 was entirely rebuilt, and a three-storey rear extension was added to No. 150. Internal alterations included comprehensive remodelling, structural interventions, and the replacement of windows, doors, and most floor structures. Due to structural instability, the front façade of No. 150 was fully reconstructed, resulting in the loss of an earlier shopfront and the introduction of a residential frontage.

The extent of the rear of the site historically included modern storage buildings which were demolished in the 1990s and the creation of a car park.

The design and access statement provides an in-depth site analysis and supporting research in consideration of the designated heritage assets and rationale for the proposed development.

As a result of the proposed change of use of the existing property, no extensions or external alterations are proposed, other than the insertion of some vents, ensuring that the historic and architectural features of the exterior remain unaffected, including the retention of the existing 19th century shop-front.

Internally, works are limited to the insertion of partition walls and doors. The internal works are likely to have a limited impact on the building's significance, given the extent of previous office

conversion works. As such, the works are considered acceptable, with no objections raised by the Council's Conservation Officer, subject to a condition regarding the detailed design of the replacement of doors.

The application also seeks permission for the erection of two semi-detached 1.5 storey dwellings within the existing car park to the rear. This development will fall within the setting of a number of designated heritage assets.

The rear elevation of Pump Court a grade II listed building is adjacent to the development. The side of the building which faces on to this site is predominantly rendered blank façade with limited fenestration. Whilst the rear of Pump Court will be just over 1.4 metres from the new dwellings, they will be broadly similar in ridge height. The development will therefore be subservient in scale to Pump Court and 148-150 High Street. The proposals are therefore not considered to result in harm to the significance of any adjacent Listed Buildings or the contribution to the wider conservation area.

Paragraph 212 of the National Planning Policy Framework (2024) 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. This is irrespective of whether any potential harm amounts to substantial, total loss or less than substantial harm to its significance.

Overall, the Council's Conservation Officer has concluded that the proposal would not result in harm to the significance of any Grade II Listed Buildings or their setting, nor to the character or appearance of the Huntingdon Conservation Area.

The development is considered to be acceptable with regard to its impact on the designated heritage assets and therefore accords with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 , Policy BE3 of the Huntingdon Neighbourhood Plan, and the National Planning Policy Framework (2024) in this regard.

*Conclusion

The proposed works are considered to be compliant with the relevant national and local policy as they:

* Would not be harmful to the character and appearance of the area;
* Would not have a harmful impact upon the designated heritage asset.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

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