HUNTINGDONSHIRE DISTRICT COUNCIL

24/01826/LBC

OFFICER REPORT

Case No: **24/01826/LBC** **Listed Building Consent**

Proposal: **Re-construction of wall following accidental damage by vehicle**

Location: **6 Old Great North Road Stibbington Peterborough**

Applicant: **Freeman**

Grid Ref: **509268 297980**

DESCRIPTION OF SITE AND APPLICATION

The application site is 6 Great North Road, Stibbington which is an end of terrace Grade ll Listed dwellinghouse. There are a number of other Listed Buildings in the vicinity and the site is considered to be within the open countryside.

This application seeks consent to re-construct a small section of wall and gate pier (attached to a Grade ll Listed Building) following damage by a vehicle. This is a repeat of a previously approved (and expired) application (22/01493/LBC).

A separate application for Planning Permission (24/01825/FUL) accompanies this application.

This application follows consultation with officers at HDC.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 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)

LP2: Strategy for development
LP11: Design Context
LP12: Design Implementation

LP34: Heritage Assets and their Settings

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document 2017
Huntingdonshire Landscape and Townscape SPD (2022)

The National Design Guide (2021)

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

RELEVANT PLANNING HISTORY

18/01139/FUL - Re-construction of wall following accidental damage by vehicle (Permission)
18/01140/LBC - Re-construction of wall following accidental damage by vehicle (Consent)
22/01492/FUL - Re-construction of wall following accidental damage by vehicle – Permission
22/01493/LBC - Re-construction of wall following accidental damage by vehicle - Consent

CONSULTATIONS

Sibson-cum-Stibbington Parish Council were consulted but no representations have been received at the time of determination.

HDC Conservation Team - support with conditions (further details in the proceeding 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:

Design, Visual Amenity and Impact on Heritage Assets

As the issues relating to this application have not changed this assessment repeats the consideration that was given in the earlier applications

The section of wall and gate pier that this application refers to lies to the north-west of number 6 Great North Road, Stibbington which is a Grade ll Listed Building. Number 6 is the north-western most dwelling of a row of similar historical cottages. There is an entrance to a commercial unit (which lies to the south of the dwellings) adjacent to the cottage.

Officers understand that the original section of wall and gate pier was damaged after being struck by a vehicle and subsequently demolished.

This application seeks permission to re-construct the wall and pier to match the design and appearance of the previous structure. Photographs indicate that the wall and gate pier was constructed of dressed and rough finished ashlar stonework and the submitted plans reflect the scale and dimensions of the demolished pier. The reconstruction of this feature is considered to be important as it reinstates a historic feature that was part of the planned composition and design of the railway cottages and the original station building.

Given the previously approved and expired consent and the importance of this feature, officers consider it reasonable to impose a condition that works must be commenced within 18 months of permission being granted.

Whilst it is unfortunate that the demolition of the previous gate pier and section of wall has resulted in the loss of some historic fabric, the proposed replacement by virtue of its scale and design is considered to be acceptable with regard to design and visual amenity and would not be harmful to the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the requirements of the NPPF (2024) in this regard.

As established in the preceding sections of this report, the building is Grade II Listed and subsequently the wall and pier by virtue of their attachment to the Listed Building are designated heritage assets. There are a number of other Grade II Listed Buildings in the vicinity. As this is the case HDC's Conservation Team have been consulted. They raise no objection to the works (subject to conditions). Conservation point out that the site does not lie within the Stibbington Conservation Area and observe that in this case it is unfortunate that a certain amount of historic fabric has been lost through the demolition of this structure, however it is understood that some stonework has been salvaged and will be re-used and this shall be secured by condition.

Overall, the Conservation Team conclude that the public benefits of the proposal justify the less than substantial harm arising from the loss of some of the original stonework. The proposals preserve the listed building and its setting, and are therefore in accordance with ss. 16, 66 of the Planning Listed Buildings and Conservation Areas Act 1990, and Policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036. The works may be approved with the benefit of planning conditions being applied

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.

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