HUNTINGDONSHIRE DISTRICT COUNCIL

25/00760/LBC

OFFICER REPORT

Case No: **25/00760/LBC** **Listed Building Consent**

Proposal: **Removal of existing storage shed and erection of single storey extension to north-east elevation**

Location: **Rose Cottage School Lane Bythorn**

Applicant: **Mrs Lis Sadlier**

Grid Ref: **505692 275792**

DESCRIPTION OF SITE AND APPLICATION

Rose Cottage is a one storey with attic accommodation dwelling finished in pale render with a thatched roof to the main dwelling and tiled roof to the rear extension. It is a Grade II listed building located within the Bythorn Conservation Area. There are several listed buildings within close proximity to the dwelling.

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

The application is for the removal of an existing storage shed and erection of a single storey extension to north-east elevation.

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 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)

LP12: Design Implementation
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.8 Building Detailing

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

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING HISTORY

8600166FUL - Extension and alterations to dwelling – permission granted 10.04.1986
86/01886/FUL - Demolish rear buildings and construct 2-storey extension – permission granted 25.02.1987
86/02000/LBC - Part demolition – consent granted 25.02.1987
17/00914/HHFUL & 17/00915/LBC - Replacement of garage roof including rear gable to facilitate first floor, addition of dormer, Conversion of garage into habitable floor space, single storey extension to east elevation. Replacement gates to proposed 'occasional' parking space – consent granted 30.06.2017
17/02213/LBC - Application to remove W4 from proposed utility extension, centralise D2 within north west elevation to utility extension and widen fire place/ chimney stack to south west elevation – consent granted 19.06.2018
17/02431/HHFUL - Application to remove W4 from proposed utility extension, centralise D2 within north west elevation to utility extension and widen fire place/ chimney stack to south west elevation and erection of 3.6 x 3.6 shed – permission granted 19.06.2018
18/02016/HHFUL & 18/02017/LBC - Garage conversion with dormer window, re-thatching, render repairs and general redecoration of exterior – consent granted 22.11.2018
20/02190/LBC - Proposed velux window – consent granted 12.03.2021
20/02578/NMA - Amendment to planning permission 18/02016/HHFUL for the addition of a velux – consent granted 08.06.2021
25/00759/HHFUL - Removal of existing storage shed and erection of single storey extension to north-east elevation – pending consideration

CONSULTATIONS

Bythorn and Keyston Parish Council recommends approval. It is noted that heritage appropriate materials are to be sued, including reclaimed bricks and tiles. The neighbouring property has recently erected a tall fence along the boundary and there are no eye-level windows on this side of the neighbouring property. It is considered that the proposed development will improve the property for the current residents.

HDC Conservation Team support the application. It is noted that the proposal will have a minimal additional impact upon the special interest of the listed building and minimal impact on the significance of Bythorn Conservation Area.

REPRESENTATIONS

No objections received at 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

Policy LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

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 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard 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 set 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.

The proposal is for the removal of an existing storage shed and erection of a single storey extension to north-east elevation. It is noted that the modern extension already in place means that the addition of this proposed extension is likely to result in a minimal impact to the listed building as no new openings are being created in the listed building, with the opening only in the existing utility extension, and therefore the significance of the heritage asset will not be impacted. It is noted that the rear of the property backs onto green open space and vegetation, and that the proposed works would cause a minimal impact to the key views across this space. Conditions are to be imposed to secure samples of external materials, and details of the rooflight to the proposed extension.

Officers have had special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is considered that harm will not be caused to either of these designated heritage assets because the works will have a neutral impact on the significance of the conservation area and will cause no harm to the significance of the listed building. The proposal

will preserve the special interest of the listed building and the character and appearance of the Conservation Area.

The proposal, therefore, accords with ss. 16, 66 & 72 of the Planning (LBCA) Act 1990, paragraphs 202-221 of the NPPF (2024), Policies LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

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

* 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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CONTACT OFFICER:
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