OFFICER REPORT

Case No: 25/00768/LBC Listed Building Consent

Proposal: Addition of two chimney pots and cowls to existing chimney stack

Location: The Thatched Cottage High Street Bury

Applicant: Dr Martin Glover

Grid Ref: 528355 284030

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by The Thatched Cottage, a Grade II Listed Building which is located on the opposite side of the road to the Ramsey Conservation Area.

The application seeks Listed Building Consent for the addition of two chimney pots and cowls to existing chimney stack.

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;
* 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

Planning (Listed Buildings and Conservation Areas) Act 1990

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
*LP34: Heritage Assets and their Settings

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

RELEVANT PLANNING HISTORY

02/00666/FUL & 02/00664/LBC – Extension to dwelling – Permission/Consent

0900584FUL - Replacement of stables with garden room extension - Permission

0900585LBC - Demolition of existing stables and replacement with garden room extension - Consent

CONSULTATIONS

BuryTown Council were consulted but no comments were received at the time of determination.

HDC Conservation Team – Support the proposals.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
* Impact on Heritage Assets

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The Planning (Listed buildings and conservation areas) Act 1990 s66 and s72 requires that the determining authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard to the preservation of the special architectural and historic interest of a listed building this includes their setting.

The building is an early 17th Century timber framed and thatched cottage. The building has a large central stack. The top of the stack appears to be of Victorian date or later as the bricks appear to be machine made.

It is proposed to mount two gault clay roll top chimney pots to the top of the stack. The proposed chimney pots are of a traditional design and material. The addition of pots will complement the traditional architectural appearance and character of the building.

The addition of two chimney pots and cowls to the existing chimney stack will not result in harm to the significance of the grade II listed building and nor the setting of the Conservation Area.

The proposal should preserve the character and appearance of the conservation area and the special interest of the listed building as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. The application accords with NPPF paragraph 210 and Local Plan Policy LP34.

Conclusion

The proposed works are considered to be compliant with the relevant national and local policy and would not result in unacceptable harm to the Grade II Listed Buildings or the setting of the Conservation Area.

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.

CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**