OFFICER REPORT

Case No: 25/00232/LBC Listed Building Consent

Proposal: Erection of Single Storey rear extension

Location: Land At Garden Farm The Town Great Staughton

Applicant: Mr and Mrs Elizabeth and Murray MacKay

Grid Ref: 511952 264260

DESCRIPTION OF SITE AND APPLICATION

Garden Farm, The Town is a Grade II Listed Building approximately 1km south-west of the built-up area of Great Staughton. The existing property is a two-storey, 16th century, timber-framed and plastered farmhouse of a gable-end design. The property is approximately 80m south-west of the Great Staughton Conservation Area.

This application seeks Listed Building Consent to demolish an existing farm outbuilding (former stables) and the erection of a single storey rear extension.

The Local Planning Authority is also considering a full householder application for the same development (Reference 25/00231/HHFUL).

This application has been accompanied by a Design and Access Statement and a Heritage Statement.

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.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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)

LP11: Design Context
LP12: Design Implementation
LP34: Heritage Assets and their Settings

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

0403645FUL - Extension to dwelling - Approved.

0403646LBC - Extension to dwelling - Approved.

CONSULTATIONS

Great Staughton Parish Council - No comments received

Cambridgeshire County Council's Archaeology Team - No objections to the proposal due to the small scale of the scheme and the proposed extension sits within the area of the former stables.

Huntingdonshire District Council's Conservation Officer - No objections to the proposal, subject to the imposition of a condition being imposed on any planning permission granted.

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

* 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 is also reflected in Policy LP34 of the Huntingdonshire Local Plan and Section 16 of the National Planning Policy Framework.

This application seeks approval for the demolition of an existing farm outbuilding (former stables) and the erection of a single storey rear extension at Garden Farmhouse, The Town, Great Staughton. Garden Farmhouse is a Grade II Listed Building that is approximately 80m south-west of the Great Staughton Conservation Area.

The former stables appear on the 1886 OS Map. The north, east and south sides are constructed of brick, the west side is constructed of timber frame and boarding on a brick plinth. The roof is 20th Century and consists of a sloping flat timber structure covered in corrugated iron sheets. The upper courses of brickwork are also 20th Century and appear to have been added to earlier brickwork to create the slope for the roof. The interior has no historic features; partitions are

constructed of blockwork or modern brick. The west side of the building retains a few stable door openings but has also been pierced by two large openings to allow access for vehicles. The eastern elevation shows evidence of bricked up window openings.

The building would likely have originally formed the eastern side of the farmyard but it now demarcates one side of a concrete trackway leading to the farmhouse. It may be assumed that the stables in their original form had a pitched roof covered in pantiles, timber stalls for the horses and the regular doorways and fenestration characteristic of stables.

The Conservation Officer has been consulted on the application and states that demolition of the former stables would be harmful to the significance of the listed building; however, the building has been so altered that it no longer makes an important contribution to that significance as its historic form and function are almost illegible. Notwithstanding its evidential value in defining the one side of the historic farmyard it is located in a way that seriously impinges views to and from the listed building. On balance it is considered that demolition of the barn would be less than substantially harmful to the significance of the listed building while improving its setting.
The proposed extension would be accessed via an existing opening on the rear elevation and would result in the removal of existing patio doors. Given the patio doors are a modern addition, the Local Planning Authority do not consider their removal to result in the loss of historic fabric. In order to ensure that the proposed extension is sensitively attached, to preserve historic fabric, a condition would be imposed on any Listed Building Consent granted to secure specific structural details.

Paragraph 215 of the National Planning Policy Framework (2024) states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

It is concluded that the demolition of the existing outbuilding and the erection of a single storey rear extension would result in less than substantial harm. However, the benefits of improving the accommodation of the building combined with opening up views to and from the farmhouse will help to secure its optimum viable use and would outweigh the identified harm in this instance.

Accordingly 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 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.

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CONTACT OFFICER:

Enquiries about this report to **Jennifer Wallis**