OFFICER REPORT

Case No: 25/00621/LBC Listed Building Consent

Proposal: **Removal of existing renders to exterior facades of building. Decayed and defective timber to existing timber frame to be repaired. Installation of new douglas fir laths to take insulated (hemp/perlite) lime render, with finishing coat of non-hydraulic lime render and lime wash.**

Location: 10 East Street Great Gransden Sandy

Applicant: Mr Thomas Shelswell

Grid Ref: 527138 255874

DESCRIPTION OF SITE AND APPLICATION

10 East Street is a detached two storey farmhouse dating from the 17th Century and finished in pale render with a tiled roof. It is a Grade II Listed Building and is within the Great Gransden Conservation Area.

The application seeks Listed Building Consent for the removal of existing renders to exterior facades of building. Decayed and defective timber to existing timber frame to be repaired. Installation of new douglas fir laths to take insulated (hemp/perlite) lime render, with finishing coat of non-hydraulic lime render and lime wash.

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;
* building a strong, competitive economy;
* achieving well-designed safe 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

Great Gransden Neighbourhood Plan 2021-2036 (March 2023)
*G3 – Local Character and Design
*G4 – Development, Landscape Character and Valued Views
*G5 – Conserving and enhancing Great Gransden's Conservation Area

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

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING HISTORY

7500188FUL - Alterations including erection of utility room – permission granted 25.03.1975
25/00427/LBC - Removal of solar panels, repairs to 2 x chimney stacks and lead gutter of main roof, repair and replace timber fascia and barge boards and replacement of existing gutters – consent granted 02.05.2025

CONSULTATIONS

Great Gransden Parish Council recommends approval.

HDC Conservation Team – Proposal supported subject to conditions. Full comments are contained within the main body of the report below.

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.

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 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.

Listed building consent is sought for the removal of existing renders to exterior facades of building. Decayed and defective timber to existing timber frame to be repaired. Installation of new douglas fir laths to take insulated (hemp/perlite) lime render, with finishing coat of non-hydraulic lime render and lime wash.

The Conservation Officer has considered the proposal and notes that the building is covered in modern cementitious render which is cracking and causing excess loading to the historic structure. It is proposed to strip off the cement render and repair the historic fabric before re-rendering with a thermally enhanced type of lime render attached to the framing with lathes.

There are no objections to the proposed repair and re-rendering of the building in principle. However, it will not be possible to assess the remedial works required to strengthen the framing until the render is removed. As the nature of works is uncertain at this stage and some may require further listed building consent these will be secured by condition.

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. It is considered that harm will not be caused to either of these designated heritage assets because the works will not have an impact on the special interest of the conservation area and will enable the survival of the listed building.

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) and Policies G3, G4 and G5 within the Great Gransden Neighbourhood Plan 2021-2036 (March 2023) 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:
Enquiries about this report to **Olivia Manton**