OFFICER REPORT

Case No: 25/00736/HHFUL **Householder (Full)**

Proposal: **Proposed demolition of section of wall and installation of 1.3m wide hardwood gate**

Location: **York House Bluntisham Road Colne**

Applicant: **Mr Andrew Webb**

Grid Ref: **537124 275767**

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by York House, a Grade II Listed Building located on Bluntisham Road in Colne.

The application seeks planning permission for the demolition of section of wall and installation of 1.3m wide hardwood gate.

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

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity
LP 17: Parking Provision and Vehicle Movement

LP 34: Heritage Assets and their settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

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

RELEVANT PLANNING HISTORY

83/01282/FUL - CHANGE OF USE TO SALE OF ANTIQUES – Permission

87/02061/FUL - Change of use from farm buildings to 3 dwellings – Refused

8700651LBC - Conversion and part demolition of outbuildings to form 3 dwellings – Refused

88/00053/LBC - Alterations and part demolition to form dwelling,
Stable Yard, adj. York House, Bluntisham Road, Colne – Consent

88/00098/FUL - Conversion of stable buildings to dwelling,
adj. York House, Bluntisham Road, Colne – Permission

89/01036/LBC - Part demolition and conversion of pair of barns to residential dwellings – Consent

93/01273/LBC - Alterations and partial demolition to convert barns to two dwellings. Rear of York House, Bluntisham Road, Colne. – Consent

93/01122/S73 - Renewal of permission for change of use from farm buildings to 2 dwellings incorporating alterations & extensions
Adj. to York House, Bluntisham Road, Colne. – Permission

93/00276/LBC - Part demolition and alterations – Consent

93/00166/S73 - Renewal of permission for the conversion of stable buildings to dwelling. adj. York House, Bluntisham Road, Colne. – Permission

25/00283/LBC - Demolish of section of wall that lies within the Curtilage of York House in order to install a hardwood gate to access garden. – Consent

25/80117/COND - Discharge of Condition 3 (Gates) on 25/00283/LBC – Condition approved

CONSULTATIONS

Colne Parish Council has no further comment to make on the demolition of the section of wall and installation of 1.3m wide hardwood gate and support the application.

HDC's Conservation Officer: There are no objections to this proposal since there is no impact caused to the significance of the conservation area of the Listed Building.

Highways: It was noted that the application form states that the gate is to be used to gain access for garden or house maintenance equipment such as lawn tractors, wood chippers, cherry pickers, rotovators and diggers. Although a vehicular crossing is not necessary, the applicant should ensure that any contractors do not cause damage to the footway and/or kerbs whilst taking equipment across it.

It was also noted that the application form states that the gate is 1.3m wide but does not state if it opens inwards or outwards. The gate will be required to open inwards to ensure that the footway isn't obstructed whilst the gate is open.

REPRESENTATIONS

One comment received from neighbouring site:
- I am both the agent acting on behalf of the owner of York House as well as a neighbour living opposite of the location to the proposed gate. I support the application fully. A precious LBC was put forward for this work which as already been approved with positive comments from the properties directly affected by the works. The gate is much needed by the owner as currently there are no options to access the main gardens with arboriculture and garden maintenance equipment and machinery in excess of around 700mm wide. The gate and plans show no unacceptable impact to the heritage of the Listed Property which has been documented in the LBC Officer Report.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Heritage Assets and their settings
- Highway Safety

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

York House is a large two-storey dwellinghouse located on Bluntisham Road in Colne and is a Grade II Listed Building. The site has a boundary wall which runs along the frontage of Bluntisham Road. Bluntisham Road hosts a mixture of traditional and modern dwellings.

The proposal seeks to demolish a section of the boundary wall and install a 1.3 metre wide hardwood gate. The proposed design would be in keeping with the character and appearance of the host dwelling and the surrounding area. The modest size and design would maintain the visual openness of the site frontage and would not cause harm to the character and appearance of the host dwelling or the surrounding area.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, the proposed installation of a 1.3 metre wide hardwood gate within a small section of the existing boundary wall along Bluntisham Road will have no detrimental

impact on neighbouring amenity. The gate is of a modest size and located along the frontage, ensuring no loss of privacy, overshadowing or overbearing effects on adjacent properties.

Overall, the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Heritage Assets and their settings

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.

York House is a Grade II listed building located on Bluntisham Road in Colne. The boundary wall is protected within the curtilage of the principal building, York House.

The proposal is to remove a section of boundary wall and insert a garden gate. The boundary wall is constructed of two separate phases. The southern section is constructed of red brick which probably pre-dates the house and the northern section is built of post war common bricks which are minimally toothed into the earlier wall. The applicant suggest that this later wall replaces iron railings removed during the war. The 1888 OS map shows a large glass conservatory on the southern side of the house and a formal continuation of the grounds on the other side of the road. It is therefore plausible that there were railings opposite the conservatory to allow views to the east. The mid-20th century part of the wall is of little architectural or historic interest and therefore the proposal would be considered acceptable.

It is therefore considered that the proposals would not result in unacceptable harm to the Grade II Listed Building and the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, and also with Policy LP34 of the adopted Huntingdonshire Local Plan. The development is in accordance with the contents of paras 202 -221 of the NPPF.

Highway Safety

The proposed gate would be used to gain access for garden or house maintenance equipment such as lawn tractors etc.

County Highways were consulted on the application and state that although a vehicular crossing is not necessary, the applicant should ensure that any contractors do not cause damage to the footway and/or kerbs whilst taking equipment across it. The application does not state if the proposed gate would open inwards or outwards. Therefore, a compliance condition shall be added to ensure that the gate shall be hung to open inwards so as not to obstruct the footway.

Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it:

* Is of an appropriate scale and design
* Would not have a significantly detrimental impact upon the amenity of neighbours;

* Would not have a harmful impact on designated heritage assets.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

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