OFFICER REPORT

Case No: 25/00980/LBC Listed Building Consent

Proposal: Dismantling and reconstruction of 2no outbuildings to the rear

Location: 47 Main Street Yaxley Peterborough

Applicant: Ms Samantha Ripley

Grid Ref: 518613 292101

DESCRIPTION OF SITE AND APPLICATION

The application site at 47 Main Street is occupied by a Grade II Listed one and a half storey semi-detached dwellinghouse located within a residential area in Yaxley. The site falls within the Yaxley Conservation Area and is in Flood Zone 1 of the Environment Agency's Flood Map for Planning.

Listed Building Consent is sought for the dismantling and reconstruction of 2no outbuildings to the rear.

This application is also accompanied by an application for Householder Planning Permission (25/00979/HHFUL) which has the same description.

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

Throughout the lifetime of the application, revised plans have been received to address comments from HDC's Ecology Team, which are considered in the accompanying application for Householder Planning Permission. In this instance, on the balance of fairness, further consultation on this matter was not considered to be necessary.

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, beautiful and 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)

LP30: Biodiversity and Geodiversity
LP34: Heritage Assets and their Settings

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Yaxley Conservation Area Character Assessment (1995)

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

RELEVANT PLANNING HISTORY

Given the historic nature of the property there is an extensive planning history associated with it. The history from 1990 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

9001445OUT - Alterations and extensions to create three dwellings 47, Main Street, Yaxley. (Permission)

9911600LBC - Part demolition of rear wing (Consent)

0402941LBC - Part demolition of dwelling (Consent)

0403349FUL - Extension and alterations to dwelling (Permission)

0403547LBC - Extension and alterations to dwelling (Consent)

24/01864/LBC - Dismantling and reconstruction of 2no outbuildings (Withdrawn)

25/00979/HHFUL - Dismantling and reconstruction of 2no outbuildings to the rear (Pending Consideration)

CONSULTATIONS

Yaxley Parish Council - Support the application.

HDC Conservation Officer - No objections subject to condition, further comments in subsequent sections of this report.

REPRESENTATIONS

49 Main Street Yaxley - Support the application, states it offers continuing utility of the buildings and enhances the integrity of the locality.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

o Impact on Heritage Assets

*Impact on Heritage Assets

47 Main Street is a semi-detached Grade II Listed Building located within the Yaxley Conservation Area. The surrounding area depicts the character of a typical residential area, and there are a number of additional Listed Buildings along Main Street on which the application site is located. The works which require Listed Building Consent involve the dismantling and reconstruction of the two existing outbuildings to the rear of the dwelling.

The proposal ensures that the general layout of the buildings will remain unchanged, with some minor changes to the internal layout and reconfiguration of the front elevations as a result of the reconstruction. An additional door will be added to the eastern elevation of the outbuildings to create direct access. The outbuildings will measure a combined length of approximately 10.7 metres, and a maximum width of 4.2 metres. The reconstruction ensures that the outbuildings remain at the same height as existing, with a maximum ridge height of 3.6 metres, and a maximum eaves height of 2.1 metres. The existing brickwork will be salvaged for reuse, helping to keep the outbuildings integrated within the application site.

In assessing development within the curtilage of a Listed Building and in a Conservation Area, it should be regarded that:

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 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.

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.

Para. 212 of the NPPF sets 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.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents supports the application and makes the following comments which are summarised below:

HDC's Conservation Officer begins by outlining that the outbuildings have significant structural issues and that they have already been substantially rebuilt during the 20th century. It is noted that the first outbuilding requires total reconstruction due to the structural defects, and the second outbuilding, whilst also in poor condition, is of relatively recent re-construction in modern materials. It is determined that the significance of both outbuildings to the Listed Building and the Conservation Area is in their historic form and materials, which reinforce the historic grain of the Conservation Area and former use of the Listed Building.

As such, the proposed dismantling and reconstruction of the is likely to preserve the essence of the outbuildings' historic form whilst the salvaging of existing historic materials will help to replicate their existing appearance. The Conservation Officer states that any new materials required for the reconstruction should be conditioned to ensure that these match the existing as closely as possible.

Taking into account the level of detail provided with the application and the reconstruction proposals, alongside the above assessment and the comments received from HDC's Conservation Officer presented above, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets, subject to conditions. The proposals preserve the special interest of the Listed Building and its setting, as well as enhancing the character and appearance of the Yaxley Conservation Area. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Conclusion

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

* Would not have a harmful impact upon the designated heritage assets.

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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