OFFICER REPORT

Case No: 24/02043/FUL Full Planning Application

Proposal: Demolition of lean to building (retrospective) in southern garden and re-build.

Location: The Haycock Hotel London Road Wansford

Applicant: Mr S Hussey

Grid Ref: 507587 299075

DESCRIPTION OF SITE AND APPLICATION

The site occupies a corner location at the junction of Bridge End and London Road and accommodates the Haycock Hotel, a stone and Collyweston building dating originally from the seventeenth century but with additions in the eighteenth, nineteenth and twentieth centuries. The building is a Grade II * Listed Building and is located in the Conservation area. The building fronts onto Bridge Street with three-storey gables to each end abutting the pavement with the linking element set back and comprising two floors plus attics served by small dormer windows. To the sides the building comprises several elements at different heights which enclose the central courtyard. To the south there are landscaped grounds with a vehicular access off London Road leading to hardsurfacing for parking and turning.

The lean-to is located on a wing projecting from the southern elevation of the building. The lean-to is on the western elevation of this wing which looks towards Bridge Road. This wing is however set well back from Bridge Street.

The application is retrospective and comprises the removal of the lean-to and rebuilding to match the original structure.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) sets out the three objectives - economic, social, and environmental - of the planning system to contribute to the achievement of sustainable development. It further states so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

The NPPF also sets out the Government's planning policies for (amongst other things):

* Making effective use of land
* Achieving well-designed, beautiful, and safe places;
* Conserving and enhancing the 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)

LP11 Design context
LP12 Design
LP14 Amenity
LP17 Parking and vehicle movement
LP 34 Heritage Assets and their Settings

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
Place Making Principles - Parts 3.7 Building Form and 3.8 Building Detailing

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

RELEVANT PLANNING HISTORY

74/00047/FUL Erection of marquee - Approved.
74/00625/LBC - Partial demolition of outbuilding - Approved.
74/00738/LBC - Alterations to existing building - Approved.
74/00739/FUL - New kitchen/dining room and staff accommodation - Approved.
75/00109/S73 - Renewal of permission for marquee - Approved.
76/01178/POTHER - Demolition of outbuildings - Approved.
76/01270/POTHER - Training centre for staff - Approved.
77/00255/POTHER - Demolition of garages - Withdrawn.
77/01123/LBC - Marquee - Approved.
77/01238/LBC - Erection of function room and car park - Refused.
78/01190/FUL - Replacement of collapsed stables by new permanent structure - Approved.
78/01651/FUL - Renewal for marquee - Approved.
79/00275/LBC - Construction of gents toilets - Approved.
79/00805/LBC - Demolition of outbuildings -Withdrawn.
80/01753/FUL - Erection of marquees - Approved.
83/00024/FUL - Retention of marquee for private functions - Approved.
85/01530/ADV - Hoarding advertisement - Withdrawn.
85/01531/FUL - Change of use of barn to retail - Refused.
86/00169/FUL - Change of use to retail - Approved.
86/00170/ADV - hoarding - Approved.
86/01915/S73 - Retention of marquee - Approved.
87/00895/LBC - Part demolition and extensions and alterations to hotel - Approved.
87/00962/FUL - Extensions and alterations to hotel - Approved
88/00630/FUL - Erection of portable timber sheds - Approved.
88/01458/ADV - Hoarding - Approved.
90/01585/FUL - Siting of tv satellite dish - Approved.
90/01586/LBC - Siting of tv satellite dish - Approved.
91/00554/FUL - Renewal of permission for change of use of barn to retail - Approved.
95/00885/FUL - Alterations and extensions to hotel - Approved.
95/00886/LBC - Alterations and extensions to hotel - Approved.
96/00083/FUL - Extensions to kitchen - Approved.
96/00084/LBC - Extensions to kitchen - Approved.
96/00806/FUL - Renewal of temporary permission for change of use of barn to retail - Approved.
96/01449/FUL - Erection of building to provide leisure facilities - Approved.
96/01450/LBC - Alterations to animal feed block and construction of leisure facilities, animal feed shop - Approved.
97/00702/FUL - Variation of planning permission 96/01449 to omit Condition 5 - Approved.
98/00100/FUL - Extension to existing electrical switch room - Approved.
98/00101/LBC - Extension to existing electrical switch room - Approved.
98/01752/LBC - Erection of lobby and walkway and demolition of existing lobby - Approved.

99/00094/FUL - Erection of entrance lobby and alterations to provide glazed walkway - Approved.
03/02194/LBC - Internal alterations - Approved.
04/02110/FUL - Extensions and alterations to provide disabled access - Approved.
04/02111/LBC - Extensions and alterations to provide disabled access - Approved.
07/01257/FUL - Alterations and extension to ballroom - Approved.
07/01258/LBC - Alterations and extension to ballroom - Approved.
20/01806/LBC - Reroofing of four roofs - Approved.
21/00870/LBA - Proposed restoration, repair and alteration works - Refused.
24/01873/FUL - Erection of two polycarbonate pods, patio and paths (retrospective) - Pending.
24/01874/LBC - Erection of two polycarbonate pods, patio and paths (retrospective) - Pending.
24/01807/FUL - Demolition of lean-to building (retrospective) in southern garden and re-build - Pending

CONSULTATIONS

Wansford Parish Council - no comments received.
Historic England - No advice offered.
Conservation Officer - Do not support - Less than substantial harm has been caused to the significance of the Grade II * Listed building, and there is a statutory duty to avoid harm to this asset. More than great weight must be given to the level of harm in the determination due to the high significance of the Grade II * natutre of its Listing. No harm is cause to the Conservation area.

REPRESENTATIONS

None received

SUMMARY OF ISSUES

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

- Impact on the Listed Building and Conservation Area
- Parking and Highway Safety
- Impact on residential amenity

*Impact on Heritage assets and design

Policy LP34 states great weight and importance is given to the conservation of heritage assets and their settings. It also states 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.

Section 16 relates to heritage with paragraph 212 stating "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".

Paragraph 215 states "Where a development proposal 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".

Section 66 of the Planning 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.

The proposal is retrospective and comprises the demolition and rebuilding of the lean-to element of the building. In support, the Agent has stated the following:

-On Saturday 24th September 2022 work began to repair the defective Collyweston slating to the monopitch lean-to structure in the southern garden of the Haycock Hotel. The building had in the past (but not lately) been used as a ladies toilet for kitchen staff. During the repair works, the entire roof fell in - the rafters were completely rotten and gave way when subjected to the new live loads arising from the repair works. The collapse of the roof rendered the single skin walling structurally unstable - the horizontal timber ties also turned out to be rotten too which added considerably to the instability of the masonry.

-Neither of the two wall abutments to the main building were tied in. Also, virtually all of the masonry pointing had eroded. The self-evident instability of the brickwork resulted in an immediate health and safety issue.

-Given that there was no feasible way of making the walling safe from collapse, the decision was made to photograph the entire superstructure as a precursor to taking the walls down brick by brick and rebuilding exactly as it was before the forced demolition.

The submitted heritage impact assessment does not go into detail on the historic importance of this element of the grade II* listed building. The Conservation Officer is also of the view that insufficient justification has been given to demonstrate the works were essential in accordance with the requirments specified under Section 9(3) of the planning listde building and conservation acts 1990. Due to the retrspective nature of teh proposal the Conservation Officer was unale to assess the structure, understand its significance nor guide the design and construction of the new lean to building.

Nevertheless, from the materials used for the previous lean to, the walls, brick, and given the small-scale nature of the lean-to, it can be concluded this is a later addition to the historic building; it does however represent part of the evolution of the original building. The significance to the listed building of the lean-to is therefore as an element of the development of the building from its seventeenth century origins rather than any architectural detailing, use or materials of the lean-to. This element therefore contributes to the evolution and therefore significance of the listed building but in itself possesses no particular historic or architectural merit.

The demolition of the lean-to has resulted in harm to the listed building, however this is less than substantial harm. The demolition resulted in the loss of historic fabric such as mortar and the rebuilding represents a new building, albeit using the same materials. The replacement lean-to structure therefore has an appearance and materials that match the original, however has been built to modern building standards and has resulted in the loss of historic integrity.

However, the degree of harm to the listed building overall is limited, and the rebuilding of the lean-to and use as part of the overall hotel, has some public benefit in continuing to use the building for a suitable purpose which also ensures the overall sympathetic maintenance of the building and grounds. It is considered therefore that on balance in this instance the public benefits would outweigh the harm resulting from the demolition and rebuilding of the lean-to structure.

The lean to structure does not result in any harm to the surrounding Conservation Area. Its size, scale and design is considered to be visually acceptable.

Overall, whilst the demolition element of the proposal resulted in harm to the listed building, through the loss of the historic integrity of the lean-to, this was at the less than substantial level and so can be outweighed in this instance by the public benefit of rebuilding the lean-to and it contributing to the ongoing hotel operation. The proposal therefore accords with Policy LP34, LP11 and LP12 of the Huntingdonshire Local Plan.

* Parking and Highway safety

The replacement lean to structure contains a toilet and lobby entrance area, therefore doe not require the provision of any additional car parking at the site. The lean to is acceptably sited, so it does not cause any vehicle access or visibility issues. The proposal therefore accords with Policy LP17 of the Huntingdonshire Local Plan.

* Residentila amenity

The extension is positioned well within the site boundaries and is small is size and scale, and so it does not cause any adverse impacts on any surrounding neighbouring sites. The proposal therefore accords with Policy LP14 of the Huntingdonshire Local Plan.

*Conclusion

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

* Whilst less than substantial harm has been caused to the Listed Builidng, in line with the NPPF, on balance in this instance, it is considerded that this harm is outweighed by the public benefits of retaining and maiantaining the rural hotel use in the imporatnt Listed Building
* Is of an acceptable size, scale and design
* Does not result in any highway safety dangers;
* Does not unacceptbaly impact on any neighbouring sites;

CONTACT OFFICER:
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