OFFICER REPORT

Case No: 25/00164/LBC Listed Building Consent

Proposal: Render repairs and replacement, alterations to window openings and replacement joinery, timber frame repairs and installation of insulation.

Location: Holme Cottage Huntingdon Road Wyton

Applicant: Mr David Pinnington

Grid Ref: 528007 272339

DESCRIPTION OF SITE AND APPLICATION

The application site at Holme Cottage is occupied by a Grade II Listed two-storey detached dwellinghouse located within a residential area in Wyton. The site falls within the Houghton and Wyton Conservation Area and is in Flood Zone 3 on the Environment Agency's Flood Map for Planning. There is also a Tree Protection Order (TPO) to the east of the dwelling at the site boundary.

Listed Building Consent is sought for render repairs and replacement, alterations to window openings and replacement joinery, timber frame repairs and installation of insulation.

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, 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)

Houghton and Wyton Conservation Area Character Assessment (2012)

Houghton and Wyton Neighbourhood Plan (2018)

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 1991 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

01/02167/FUL - Extension and alterations to dwelling (Permission)

01/02168/LBC - Extension and alterations to dwelling (Consent)

24/01546/TRCA - T1 Sycamore -Fell - Tree decayed at base after previous stem removal. T2 Silver Birch - Fell - Tree has poor form, adds little value to garden. (Deemed Acceptance for TRCA)

24/01283/TRCA - G1- 2 x Sycamore - Fell - Both trees are decayed at the base. G2- 2 x Hawthorn - Reduce height by 1.2-1.5m and prune to shape. (Consent)

24/02003/HHFUL - Renovation and partial re-building of the southern and eastern boundary walls, including new pedestrian gated access and re-instatement of gated vehicular access. (Permission)

24/02004/LBC - Renovation and partial re-building of the southern and eastern boundary walls, including new pedestrian gated access and re-instatement of gated vehicular access. (Permission)

25/00132/HHFUL - Demolition of existing porch and modern rear extension. Erection of 1.5-storey rear extension. Alterations to fenestration. Internal alterations to utility room to form ground floor shower room. Alterations to first floor to form en-suite bathrooms. (Pending Consideration)

25/00133/LBC - Demolition of existing porch and modern rear extension. Erection of 1.5-storey rear extension. Alterations to fenestration. Internal alterations to utility room to form ground floor shower room. Alterations to first floor to form en-suite bathrooms. (Pending Consideration)

CONSULTATIONS

Houghton and Wyton Parish Council - Recommend approval, make the following comments:

- Important and visible building in the street scene, currently in a bad state of repair.
- Work and materials to be used are appropriate and acceptable.

Officer comments: Officers note that additional comments have been made, of which are not relevant to the application and instead relate to other applications for Planning Permission and Listed Building Consent for the same application site submitted under reference numbers 25/00132/HHFUL and 25/00133/LBC.

HDC Conservation Team - Support the application subject to conditions.

HDC Ecology Officer (Informal Consultation) - Support the application, further details in subsequent sections of this report.

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
- Biodiversity

*Impact on Heritage Assets

Holme Cottage is a detached Grade II Listed Building located within the Houghton and Wyton Conservation area. The surrounding area depicts the character of a typical rural town, and there are a number of additional Listed Buildings along Huntingdon Road on which the application site is located. The proposed works which require Listed Building Consent concern the appearance of the dwelling, and do not impact the wider application site or protected trees on site. The proposed works involve the renovation and reconstruction of the external appearance of the dwelling, including the reinstatement of openings within the existing render for an existing window on the first floor of the southern elevation, alongside the alteration of windows to replace the existing timber in poor condition with a like replacement. Additionally, the proposal presents the repair of existing timbers forming the original timber-framed structure, with render to be removed to expose the timber posts and determine the extent to which they need to be replaced, and replace with materials to match. The installation of insulation between the existing timber frames will also take place where works are taking place. The works also include the replacement of the existing render and more modern cement repairs, to provide an improved aesthetic and help preserve the original brickwork of the Grade II Listed Building. To preserve the special interest of the Listed Building and enhance its appearance within the Conservation Area, the existing porch on the side elevation of the property is also to be removed, as it is of poor construction, and the infill will include the use of materials which match existing.

In assessing works to a Listed Building and within 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. 205 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. 206 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 outlines that the works proposed follow a programme of opening up and an exploratory investigation. They consider the reinstatement of the openings on the south and west elevations to be acceptable, alongside supporting the removal of render on the east, north and west elevations. The Conservation Officer does state, however, that it is anticipated that the timber frame once render is removed is to be in poor condition, with works to be required. As such, it is considered necessary to deal with the works to the frame through a condition which requires the applicant to develop a detailed schedule of the works once the render has been removed. Additionally, after the removal of render on the northern elevation, HDC's Conservation Officer considers it necessary to ensure the retention of the laths where possible, and consent to the insertion of insulation cannot be given without the full understanding of the underlying structure of the building. When considering the brick utility room outbuilding and the removal of paint and repointing of brickwork, the Conservation Officer states that the removal of the paint and repointing of brickwork is acceptable, subject to condition. However, the rendering of the brickwork is not supported as the design and materials of the building form part of its significance, and any form of render will impede the passage of water through the building.

The design and details of the proposed alterations to existing windows on the eastern elevation are considered acceptable after assessment by HDC's Conservation Officer, and the opening of the 17th century window in principle can be supported. However, as the exterior is currently covered by render, it is considered that this must be conditioned with privacy glazing due to the window lighting an en-suite. The removal of the more modern porch is also acceptable under heritage grounds due to the fact that this is a later feature and of no merit to the character and appearance of the Listed Building.

Therefore, taking into account the above, it is considered that, overall, the proposed development is acceptable with regards to its impact on the designated heritage assets, subject to conditions. The proposals preserve the Listed Building and its setting, as well as having regard to the preservation and enhancement of the Houghton and Wyton 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.

*Biodiversity

Whilst Listed Building Consent applications primarily focus on the designated heritage assets, it is noted in the supporting Bat Emergence and Re-Entry Survey that there is presence of bats on the site. As the works may impact a protected species, it is considered necessary to assess this and as such, HDC's Ecology Officer has been informally consulted. Having reviewed the submitted document, the Ecology Officer is happy with the recommendations set out in order to mitigate the impacts upon the protected species. However, concerns were raised over the positioning of the proposed bat boxes on site, and as such a revised Bat Emergence and Re-Entry Survey has been submitted with revised locations, and these are now considered to be in an acceptable location and shall be secured by condition.

Therefore, having taken into account the above, the proposal is acceptable with regards to its impact on biodiversity and protected species, subject to a condition which ensures that development is followed in accordance with the submitted recommendations and enhancements

within the Bat Emergence and Re-Entry Survey. As such, it therefore accords with Policy LP30 of the Local Plan to 2036.

*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.
* Is acceptable with regards to the impact on biodiversity.

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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