OFFICER REPORT

Case No: 24/02398/LBC Listed Building Consent

Proposal: Installation of two replacement windows.

Location: 155 High Street Huntingdon PE29 3TF

Applicant: Mr J Garrad

Grid Ref: 524185 271558

DESCRIPTION OF SITE AND APPLICATION

The property is a three storey building, part of a terrace of buildings on Huntingdon High Street. It dates from the late 18th Century to early 19th Century and is constructed in gault brickwork with a stone plinth and parapet. The property is divided into five flats. It is a Grade II Listed building and is located within the Huntingdon Conservation Area.

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

The application is for the installation of two replacement windows.

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 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

Huntingdon Neighbourhood Plan 2018-2026
* Policy NE3 – Setting of Huntingdon
* Policy BE2 – Local Distinctiveness and Aesthetics
* Policy BE3 – Heritage Assets

Huntingdon Conservation Area Character Assessment (March 2007)

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

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING HISTORY

1400724LBC - Installation of replacement windows – consent granted 01.10.2014
23/00693/HHFUL & 23/00692/LBC - Installation of 6 No Replacement Windows – consent granted 12.07.2023
23/80342/COND - Discharge of conditions 4 (Window Construction) and 5 (Window 6) of 23/00692/LBC – discharged 05.10.2023
23/01629/S73 - Variation of condition 2 of 23/00693/HHFUL to align window 6 under existing window arch – permission granted 21.02.2024

CONSULTATIONS

Huntingdon Town Council recommends approval. It is considered that the proposal conforms with BE3 of the Neighbourhood Plan inasmuch as it does not do harm to the heritage asset in question.

HDC Conservation Team recommends approval with a condition to secure the details of the replacement windows.

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.

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.

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 application is for the installation of two replacement windows. The windows are at the second floor of the south-eastern bay and the bay over the elliptical carriage arch and are sash windows with glazing bars.

The Conservation Team has been consulted on the proposals. It is noted that the existing windows were considered to be modern replacements and had incorporated alterations to the window openings to accommodate the windows when they were installed. The removal and replacement of the existing five windows of the front elevation (ground floor, first and second floors) and the rear window of the bay over the elliptical carriage arch were approved under 23/00692/LBC.

This application proposes an amendment to the design of the second floor front windows (Windows 4 and 5) so that instead of vertical sliding sashes with small panes in a 4 over 8 configuration (as the existing modern windows), the replacement windows will be vertical sliding sashes in a 3 over 3 configuration (as in a submitted historic photograph of the building).

As the existing windows 4 and 5 are modern replacements, approval of their removal and replacement has previously been granted. The proposed design does not conflict with the style of this building, and a copy of a historic photo of the building showing it with similar design windows has been submitted. Therefore, it is considered that the proposal preserves the character and significance of the Listed Building and its contribution to the character and significance of the Conservation Area. Full details of the proposed replacement windows have not yet been submitted so 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. Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is considered that harm will not be caused to either of these designated heritage assets because the works will preserve the character and significance of the Listed Building and its contribution to the character and significance of the Conservation Area.

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 NE3, BE2 and BE3 of the Huntingdon Neighbourhood Plan 2018-2026 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**