OFFICER REPORT

Case No: 25/00133/LBC Listed Building Consent

Proposal: 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.

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.

Listed Building Consent is sought for the demolition of the existing porch and modern rear extension, with the erection of a 1.5-storey rear extension, alterations to fenestration, internal alterations to utility room to form ground floor shower room and alterations to first floor to form en-suite bathrooms.

This application is also accompanied by an application for Householder Planning Permission (25/00132/HHFUL) which has the same description. It should be noted that some of the works (those which relate to the interior of the property only) do not require planning permission, only Listed Building Consent which is granted under this application.

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 and concerns received by HDC's Conservation Team, who had asked for additional information. 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)

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)

24/00379/LBC - Installation of 2 x wood burners to existing downstairs fireplaces including lining of chimneys (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)

25/00164/LBC - Render repairs and replacement, alterations to window openings and replacement joinery, timber frame repairs and installation of insulation. (Consent)

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)

CONSULTATIONS

Houghton and Wyton Parish Council - Recommend approval, make the following comments:
o Important and visible building in the street scene, currently in a bad state of repair.
o Work and materials to be used are appropriate and acceptable.
o The work to the rear of the property is to replace a recent extension and will be mainly out of sight.

o The work will make the property suitable for modern living while respecting the heritage of the property and area.

HDC Conservation Team - Support the application after submission of revised plans and additional information.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

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

o Impact on Heritage Assets
o 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. Alongside this, several established trees within the application site which are prominent from the street and contribute largely to the green character of the Conservation Area. The works which require Listed Building Consent involve the demolition of existing structures, a 1.5 storey rear extension and internal alterations.

The proposal includes the removal of the single storey porch to the east elevation, alongside the infilling of the existing pedestrian access door, and the removal of the single storey extension to the rear of the property, which was originally approved under applications 0102168LBC and 0102167FUL. The works then involve the erection of a rear extension over the footprint of the demolished structure, increasing the overall footprint of the dwelling by 27m². The proposed extension is to measure 5.1 metres in width, and extend out from the rear of the property by a maximum of 6 metres. The extension consists of a gable-ended pitched roof, with a maximum height set down lower than that of the host dwelling at 6.1 metres, with eaves at 2.5 metres, thus acting subservient to the dwelling. Its integration within the application site is supported by the use of materials which match and complement the host dwelling.

The works also include some alterations to the existing dwellinghouse, including the replacement of the first-floor window on the east elevation along with the replacement and enlargement of the ground floor window, with materials and decorative features to match the existing. Alongside this, a replacement window is proposed on the first floor to replace a modern window on the north elevation. Additional internal alterations are also proposed, including the strip-out of an existing dressing room to become an en-suite for the master bedroom on the first floor, alongside the formation of an en-suite serving the first-floor bedroom. Further, the existing utility and plant room are to be converted into a combined utility and plant room, alongside a ground floor shower room.

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 demolition of the single storey porch, the infilling of the doorway and removal of the rear extension will not be harmful to the Listed Building as they are modern features with no historical value. When considering the replacement of the first-floor window on the east elevation, along with the replacement and enlargement of the ground floor window, the Conservation Officer raises no objection, with the window details acceptable. The Conservation Officer goes on to state that both the removal of the dressing room fittings and works to include the formation of an en-suite in the master bedroom and bedroom 3 are acceptable and will not result in any harm through the loss of historic fabric. Concerning the replacement window on the first-floor to replace the modern window on the northern elevation, HDC's Conservation Officer raises no objections with the constructional details acceptable, subject to a condition regarding the location of the window in relation to the frame and any infill panels.

HDC's Conservation Officer raised concerns regarding the alteration of the utility and plant room, specifically concerning the details of the works and the taking, with potential to cause harm to the structure of that part of the building. This is due to the proposed tanking being limited to below ground area, with any moisture likely to be pushed higher up the walls resulting in the failure of brickwork. Alongside this, the retained access door will also penetrate the tanking zone and undermine the waterproofing. As a result, revised plans have been received, which address these concerns and removes the installation of tanking, and as such is acceptable. Concerns were also raised by the Conservation Officer regarding the installation of an Air Source Heat Pump (ASHP), with the proposed location not in an acceptable location, alongside no details submitted regarding its connection to the building. As a part of the revised plans, the proposed ASHP has been removed from the proposals, and therefore is now acceptable in this regard.

The Conservation Officer supports the design of the extension, and requested a section through the area of roof of the existing outbuilding and how this is to be retained within the roof of the new extension. As part of the revised plans submitted, a section drawing was included which presents this, and is acceptable to address the Conservation Officer's concerns in this instance.

Taking into account the level of detail provided with the application, the above assessment and the comments received from HDC's Conservation Officer presented above, it is considered that, with

the submission of revised plans, 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 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. 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:
Enquiries about this report to **Josh France**