HUNTINGDONSHIRE DISTRICT COUNCIL

24/02377/LBC

OFFICER REPORT

Case No: **24/02377/LBC** **Listed Building Consent**

Proposal: **The removal of the existing rear WC and porch, the installation of a ground floor and a first floor extension, existing outbuilding to be converted into habitable space with an infill extension, a new sunken patio area and renovations to the existing house.**

Location: **Manor Farm Church Road Catworth**

Applicant: **Malcolm and Charlotte Wilson**

Grid Ref: **509127 273621**

DESCRIPTION OF SITE AND APPLICATION

Manor Farm, Church Road, Catworth is a Grade II Listed Building situated within the Catworth Conservation Area. Manor Farm two storey, timber framed property with a render external finish and a timber frame cut roof with a close peg tile. It is set within a rural location in the north-east of Catworth.

This Listed Building consent seeks permission for the removal of the existing rear WC and porch, the erection of a ground floor and first floor extension, the conversion of an existing outbuilding into habitable space with an extension and other alterations at Manor Farm, Church Road, Catworth.

The Local Planning Authority are also considering a full planning application for the same development (Reference: 24/02376/HHFUL).
Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

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 Implementation
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form

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

RELEVANT PLANNING HISTORY

Given the heritage of the dwelling there is a wide planning history associated with it. The history from November 1974 onwards is available to view on HDC's Public Access Site. The most recent, relevant history is detailed below:

24/02376/HHFUL - The removal of the existing rear WC and porch, the installation of a ground floor and a first-floor extension, existing outbuilding to be converted into habitable space with an infill extension, a new sunken patio area and renovations to the existing house - Pending consideration.

21/00418/HHFUL - Removal of WC and porch to rear. 2 storey rear extension. Re-building existing chimney. Renovation to west gable wall and re-roofing this section to match existing with extension - Refused.

21/00419/LBC - Removal of WC and porch to rear. 2 storey rear extension. Re-building existing chimney. Renovation to west gable wall and re-roofing this section to match existing with extension - Refused.

0901658LBC - Re-opening of fireplaces, removal of modern chimney and wall and re-roofing - Approved.

0901608FUL - Removal of porch and replacement with new - Approved.

0901492LBC - Replacement back door. Removal of front porch and replacement with new - Approved.

0900650LBC - Installation of external doors and windows, re-rendering and internal works to address uneven floor - Approved.

0502043FUL - Extension to dwelling - Approved.

0502044LBC - Extension and alterations to dwelling - Approved.

CONSULTATIONS

Catworth Parish Council - Recommend approval.

Huntingdonshire District Council's Conservation Officer - Supports the application. The proposals preserve the listed building and its setting, they also have regard to the preservation and enhancement of the Catworth Conservation Area, and are therefore in accordance with ss. 16, 66 & 72 of the Planning (LBCA) Act 1990, and also with policy LP 34 of the adopted Huntingdonshire Local Plan. The works may be approved subject to the imposition of conditions to ensure any damage/loss of historic fabric is minimised.

REPRESENTATIONS

No third-party representations were received at the time of writing this report.

SUMMARY OF ISSUES

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

- Design, Visual Amenity and Impact on Heritage Assets

*Design, Visual Amenity and Impact on Heritage Assets

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This application seeks permission for the removal of the existing rear WC and porch, the erection of a ground floor and first floor extension, the conversion of an existing outbuilding into habitable space with an extension and other alterations at Manor Farm, Church Road, Catworth. Manor Farm is a Grade II Listed Building and is situated within the Catworth Conservation Area.

It is proposed to remove the WC and porch to the rear; this part of the building appears to form part of the 1930's extension of the building. The demolition of the WC and porch are therefore not considered to harm the significance of the Listed Building. The remodelling of the porch and the provision of a lean-to extension was consented in 2005.

Following the removal of the WC and porch, it is proposed to erect a single-storey extension (garden room) that would encompass the existing pantry. The proposed extension would extend to the rear along the length of the 1930's extension and would be positioned back from the line of the gable and would sit under a part lead, part tiled roof. The existing external wall to the pantry would be removed, the original timber frame to the ground floor has rotted away and been underbuilt with brick, which would now be removed, the wall plate which forms the bottom of the frame for the first floor would be strengthened with flitch plates. In order to provide sufficient head room, the floor of the pantry would need to be excavated, and this new lower level would be expressed at the rear of the property as a lowered patio.

The wall between the existing pantry and hallway would be removed and replaced with a new partition and the wall between the cellar and the pantry would be replaced with a new wall containing a new fixed glazed screen. A condition would be imposed on any listed building consent granted to secure details.

With regards to the proposed works to the cellar, the intention is to lift the existing cellar floor bricks and lay soft sand and a geo membrane and relay the bricks on top. The floor levels will not be raised and no underpinning or further groundworks will be required. This is considered to be acceptable in principle and further details would be conditioned.

The proposed extension is considered to be a subservient addition to the main dwellinghouse, given its single storey scale. Furthermore, the proposed extension would be of an acceptable design and appearance that would not result in any visual harm to the main dwellinghouse. A condition would be imposed on any consent to secure specific details of the finishing, re-rendering and schedule of works to the underlying timber frame.

The proposed first floor extension would be of a gable-end design that would reflect the existing property and would be a subservient addition to the main dwellinghouse given its lower ridge height and one-room width. The proposed extension would be of a timber frame construction with vertical timber cladding to provide a clear distinction to the existing dwellinghouse.

The dwelling has an existing outbuilding which is currently a stand-alone brick structure set less than 1 m away from the current building. It is in a poor condition and part of the roof has been replaced. The proposal involves the removal of a wall to the existing outbuilding, converting it into a habitable space (boot room, utility room and WC) and subsuming this structure into the main dwellinghouse by infilling the current passageway. External views of the building would be preserved as the infill would be hidden by the outbuilding and boundary wall.

The application also proposes the creation of a new sunken patio area, with the use of timber sleepers to act retaining walls to the existing garden area, which is on the same level as the new extension to provide a level threshold from the garden room, as well as timber steps to provide access from the new patio area up to the existing garden path.

Overall, the proposed development is considered to be acceptable and would preserve the Listed Building of Manor Farm. The Conservation Officer has considered the application and is supportive of the proposals in principle. While it is recognised that the proposal may result in some damage/loss of historic fabric, conditions would be imposed on any Listed Building consent granted to ensure that this is minimised.

As such, subject to the imposition of conditions, the proposal is deemed to be in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Sections 12 and 16 of the National Planning Policy Framework (2024) in this regard.

*Conclusion

The proposed works are considered to be compliant with the relevant national and local policy as they:

* Would not be harmful to the character and appearance of the area;
* 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 **Jennifer Wallis**