OFFICER REPORT

Case No: 24/02117/FUL **Full Planning Application**

Proposal: **Retrospective permission for replacement of an existing asbestos built function room with new covered seating area.**

Location: **Public House White Hart 35 High Street**

Applicant: **Rebecca Gibson**

Grid Ref: **530663 280139**

DESCRIPTION OF SITE AND APPLICATION

The application seeks planning permission to retain the covered seating area to the rear of the Public House, adjacent to the bowling green at the White Hart, 35 High Street, Warboys, Huntingdon.

The application site is the rear of the Grade II Listed White Hart Public House a significant distance from the Public House. There was an associated LBC which has been subsequently withdrawn as the demolished building was not listed or curtilage listed. The site is also within the Warboys Conservation Area.

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 '

The NPPF 2024 sets out the Government's planning policies for (amongst other things):
* building a strong, competitive economy;
*Making effective use of land
* conserving and enhancing the natural environment;
* 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 Implementation
LP14 - Residential Amenity
LP 34 - Heritage Assets and their settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):

3.1 Place Making Principles
3.7 Building Form

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

RELEVANT PLANNING HISTORY
84/00197/FUL for ALTERATIONS
WHITE HART INN HIGH STREET WARBOYS,
GRANTED dated 02.03.1984

84/00198/LBC for ALTERATIONS
WHITE HART INN,
CONSENT dated 02.04.1984

96/00397/FUL for Rebuilding of existing Public House after fire
The White Hart Public House 35 High Street Warboys,
GRANTED dated 23.08.1996

96/00400/LBC for Part demolition & rebuilding of Public House after fire
The White Hart Public House 35 High Street Warboys,
CONSENT dated 23.08.1996

96/00669/FUL for Erection of & alterations to walls and fences
The White Hart PH 35 High Street Warboys,
GRANTED dated 20.09.1996

96/00670/LBC for Erection of & alterations to walls and fences
The White Hart PH 35 High Street Warboys,
CONSENT dated 20.09.1996

96/00945/ADV for Display of advertisements
The White Hart PH High Street Warboys,
CONSENT dated 02.08.1996

17/00392/ADV for 1 x hanging sign, 1 x individual letters, 4 x amenity boards, 1x Illuminated Lantern and 4x Low Energy LED Flood Lights,
CONSENT dated 07.06.2017

17/00393/LBC for 1 x hanging sign, 1 x individual letters, 4 x amenity boards, 1x Illuminated Lantern and 4x Low Energy LED Flood Lights,
CONSENT dated 07.06.2017

23/01363/FUL for New outbuilding including bar area, cold room and 2No toilets,
WITHDRAWN dated 18.01.2024

24/02118/LBC for Retrospective permission for replacement of an existing asbestos built function room with new covered seating area.,
WITHDRAWN dated 15.01.2025

CONSULTATIONS
Conservation: No objections.

Cadent Gas: No objections subject to informative.

Parish Council: Recommend approval.

REPRESENTATIONS

The application was advertised by:

- Site notice
- Newspaper
- Neighbour letters
- On the council's website

2 objections were received:

Concerns have been raised in regard to noise and lighting into the evenings and disturbance to neighbouring properties.

SUMMARY OF ISSUES

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

- Heritage impact, design and visual amenity
- Residential Amenity

Heritage impact, design and visual amenity

The application site is the rear of the Grade II Listed White Hart Public House a significant distance from the Public House. There was an associated LBC which has been subsequently withdrawn as the demolished building was not listed or curtilage listed. The site is also within the Warboys Conservation Area.

With regard to design and visual amenity, the relevant policies within the local plan to 2036 are LP 11 Design Context and LP 12 Design Implementation. LP34 aims to protect heritage assets from substantial harm.

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 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

No representations have been received in respect of this consideration.

The application seeks to retain a covered seating area that replaces a function room on the same site. The covered seating area is constructed of timber and is in an L-shape form. There is timber seating underneath this. The site is within the confines of the Public Houses land and could have been used for seating without approval.

The Conservation Team were consulted and the works fall within the curtilage of a grade II listed building and within the Warboys Conservation area, the works are a distance away from the listed building and will not be viewed in association with the listed building they will therefore not result in harm to the setting of the listed building. The development is single story in nature and constructed in timber it therefore has little impact on the character and appearance of the conservation area, the proliferation of single storey structures is resulting in a degree of clutter but this could be improved if the structures were all stained in the same colour.

The timber framed covered seating area does not detract from the nature or use of the public house and is in keeping with development that would be expected from the application sites use. The scale and design is subservient and in keeping with the host building.

Taking all the above factors into consideration, the scale, design, and layout of development, is considered to be acceptable as there are limited impacts in terms of visual amenity and the addition is not particularly intrusive into the street scene such that it would detracts from the character of the conservation area or Listed Building. The Council has had regard to its statutory duties and the development accords with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

Officers have assessed the likely impact of the proposal on adjacent and adjoining neighbours and have no concerns regarding overshadowing, overlooking and overbearing due to the location and orientation of the covered seating area and given it is replacing a structure that was already on the site.

Officers have also taken into consideration the objections in regard to noise and lighting. The proposal does not include any lighting and lighting within the rest of the site would be outside the remit of this application. In regard to noise, the structure is now open sided when it was previously enclosed. However, considering the fallback position that the structure could have been demolished and seating placed there without the need for permission, it is not felt that a covered frame will cause any significant increase in noise from what could already be achieved in the grounds of an existing Public Houses. Excessive noise and disturbance to amenity would be further controlled by separate measures within the power of Environmental Health. This proposal will not exacerbate what could already be achieved on the land and would therefore be unreasonable to refuse or condition on these matters.

Overall, the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, noise and although it will create some noise from the users, this would not have a significant impact upon residential amenity over and above what could already be achieved on the site and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

CONCLUSION

Taking the above matters into consideration the proposed development is considered to be compliant with relevant national and local planning policies. In that it is a design, responds positively to its context within the immediate locality, would not have a significantly harmful impact upon the character and appearance of the area or Listed Building.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to condition.

CONTACT OFFICER:

Enquiries about this report to **Hannah Hodges**