OFFICER REPORT

Case No: 24/01970/FUL Full Planning Application

Proposal: Replacement windows and render to front (northeast) elevation and internal alterations

Location: 15 High Street Kimbolton

Applicant: Mr & Mrs Gary Hale

Grid Ref: 509943 267737

DESCRIPTION OF SITE AND APPLICATION

This application relates to 15 High Street, Kimbolton a building situated within Kimbolton's historic centre. In terms of constraints the site sits within the Kimbolton Conservation Area and is in close proximity to several Grade II and Grade II* listed buildings. The site sits within Flood Zone 1.

The application is for the replacement of windows and render to front (northeast) elevation and internal alterations. It is noted that internal alterations are included in the application however as the building does not benefit from listed building status internal alterations do not require planning permission and are therefore not assessed within this report.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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

The National Planning Policy Framework (2024)

Huntingdonshire Local Plan to 2036 (Adopted 15/05/2019)
LP11: Design Context
LP12: Design Implementation
LP34: Heritage Assets and their Setting

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

Supplementary Planning Documents:
Huntingdonshire Design Guide Supplementary Planning Document 2017

Kimbolton Conservation Area Character Assessment

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

PLANNING HISTORY

No relevant planning history

CONSULTATIONS

Kimbolton Parish Council were consulted but no comments have been received at the time of determination.

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
Design and Visual Amenity and Impact on Heritage assets

Design and Visual Amenity and Impact on Heritage assets and conservation area
With regard to design and visual amenity, the relevant policies within the local plan to 2036 (LP 11 Design Context and LP 12 Design Implementation) seek to manage development that responds positively to its context and has drawn inspiration from the key characteristics of its surroundings. Achieving this by applying the guidance set out in supplementary design documents of both the Huntingdonshire Design Guide 2017 and the Huntingdonshire Landscape and Townscape Assessment 2022.

With regard to the impact on Heritage Assets and Conservation areas, the relevant policy within the local plan to 2036 (LP34 Heritage assets and their settings).

15 High Street is within the Kimbolton Conservation Area and adjacent to the Grade II listed 17 High Street.

Section 66 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 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 proposal seeks to replace the UPVC first and Timber ground floor windows with timber traditionally designed windows to match other properties in the area. The application also seeks to replace the existing rough cast render and replace with a fine textured rendered finish.

HDC Conservation team has been consulted and has commented as follows;

"The application proposes works to replace the ground and first floor windows and render to the front (northeast) elevation.

The building is a non-listed structure situated within Kimbolton conservation area it is adjacent to and affects the setting of a number of Grade II listed buildings.

The High Street forms the core of the Kimbolton Conservation Area, it is of high historic and visual significance, reflecting the historic influence of the Dukes of Manchester and the architectural character of the buildings located within it. Virtually the entire High Street is made up of listed buildings, number 15 High Street is a noticeable exception.

The building is currently divided into commercial use on the ground floor with residential use on the upper floors.

The fenestration of the building is currently modern timber windows on the ground floor, which are in need of repair. The first and second floor contains modern UPVC sliding sash windows with faux internal glazing bars.

The proposal is to replace the fenestration to the ground and first floor only with double glazed timber units. No constructional details of the proposed units are supplied so it is therefore not possible to comment on the acceptability of the proposed replacement glazing, only the principle of the loss of the existing units.

The windows throughout the High Street are timber. The use of UPVC on the first floor detracts from the unified character of the conservation area and the appearance of the adjacent listed buildings. There is no objection to the removal of the UPVC windows.

The shopfront to the ground floor has little architectural merit and its replacement is supported subject to an appropriate scheme being agreed. The removal of the existing shopfront windows could be an opportunity to enhance the appearance of the building and the street. The proposal suggests the insertion of a tripartite sash style of windows. The lack of constructional detailing makes the assessment of the proposed windows/shopfront difficult. A prior to commencement condition will therefore be required.

The proposal also indicates the suggested removal and replacement of the render across the entire front elevation of the building, there is no objection to the removal of the existing render and its replacement, however no details of the monocouche render have been supplied.

The Planning (Listed buildings and conservation areas) Act 1990 s72 requires that the determining authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area.

The removal of the existing windows and shopfront will not result in harm to the conservation area, the replacement of the windows/shopfront with appropriately detailed timber windows may be considered to preserve or slightly enhance the character and appearance of the conservation area.

The replacement of the render, again subject to suitable conditions being satisfied, will have a neutral impact.

The Planning (Listed buildings and conservation areas) Act 1990 s66 and s72 requires that the determining authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard to the preservation of the special architectural and historic interest of a listed building this includes their setting"

The conservation officer has suggested the following conditions:
1.No work shall commence on the replacement windows, until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:
(a) drawings at a scale of 1:10 have been submitted to and approved in writing by the LPA . The constructional details shall include a vertical section through the window from sill to head and horizontally across the window from reveal to reveal. The drawing must include the position of the window in the window reveal, the method of opening of the window, the thickness of the glazing, location of any trickle vents and include a 1:1 scaled drawing of any glazing bar.

The works shall be carried out in accordance with the agreed details.

2. No work shall commence on the replacement render until details of the following items have been submitted for the prior, written approval of the Local Planning Authority: (a) A report setting out details of the proposed render including its proposed thickness, colour and if appropriate the location of any proposed render beads

The works shall be carried out in accordance with the agreed details.

Officers have assessed the impact of the proposed development on the close by heritage assets and the Kimbolton Conservation Area and consider that the proposals would have a neutral impact on the heritage assets and that of Kimbolton Conservation Area. Officers note the comments made by the conservation officer in terms of the requirement for further detail for the replacement render and windows. Officers consider that the application can be made acceptable by the imposition of the suggested conditions as detailed above and are reasonable, relevant and necessary.

Officers have liaised with the agent who agrees on behalf of the client to the conditions.

Given the above, and subject to condition, it is considered that the proposal is acceptable and will not impact the Kimbolton Conservation Area or have a detrimental impact on the heritage assets and therefore accords with Policy LP34 of Huntingdonshire's Local Plan to 2036, in this regard.

CONCLUSION

The proposed development is considered to be compliant with the relevant national and local policy. In that it:

* is of an appropriate design;
* would not have a harmful impact upon the character and appearance of the area;
* would not have detrimental impacts upon heritage assets;
* would not have a harmful impact upon the character and appearance of the Kimbolton Conservation Area;

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 the imposition of appropriate conditions.

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CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**