OFFICER REPORT

Case No: 25/00206/LBC **Listed Building Consent**

Proposal: **Maintenance, including removal (where necessary) of cement render to the external vertical walls and replacement with lime mortar based render and repair to timber frame where may be required.**

Location: **Patch House 2 Colne Road Bluntisham**

Applicant: **Mr Geoff Curtis**

Grid Ref: **536874 274881**

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by Patch House, a Grade II Listed Building which stands within the Bluntisham Conservation Area.

The application seeks Listed Building Consent for the maintenance, including remove (where necessary) of cement render to the external vertical walls and replacement with lime mortar based render and repair to timber frame where may be required.

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) 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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Planning (Listed Buildings and Conservation Areas) Act 1990

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
*LP34: Heritage Assets and their Settings

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

RELEVANT PLANNING HISTORY

7701233LBC - ALTS AND EXTENSION DEMOLISH OUTBUILDING MAKE NEW ACCESS - Consent

0302258LBC – Demolition of outbuilding – Refused

CONSULTATIONS

Bluntisham Parish Council have no concerns. The work is vital to retain the listed building.

HDC Conservation Team – Support the proposals, subject to conditions.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
* Impact on Heritage Assets

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that in determining applications, Local Planning Authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 210). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset (Para 212).

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.

Patch House, 2 Colne Road is a Grade II listed building, formerly the Rose & Gown Public House located on the junction of Colne Road and East Street in the village of Bluntisham.

The application proposes the removal of modern render and repairs to the historic fabric of the Grade II Listed Building.

The building partially comprises of a timber frame that dates to the late 16th Century. Recent works to the west side of the building uncovered extensive degradation of the timbers caused by cement render trapping moisture within the frame. Investigative works by the applicant illustrate degradation of the frame on the eastern side of the building and it is proposed to strip off the cement render and repair the historic fabric before re-rendering that elevation.

There are no objections to the proposed repair and re-rendering of the building in principle, however it would be impossible to assess the remedial works required to strengthen the structure until the render is removed. Given the nature of the works is uncertain at this stage, conditions are recommended to control these.

Subject to conditions to establish the extent of repairs required (post render removal) and to secure details of the proposed render and means of applying it to the building, it is considered that the proposals would not result in unacceptable harm to the Grade II Listed Building and the proposal accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of the adopted Huntingdonshire Local Plan. The development is in accordance with the contents of paragraphs 202 – 221 of the NPPF 2024.

Conclusion

The proposed works are considered to be compliant with the relevant national and local policy and would not result in unacceptable harm to the Grade II Listed Building.

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.

CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**