OFFICER REPORT

Case No: 24/02195/LBC Listed Building Consent

Proposal: Replacement of an office door

Location: Council Chamber Town Hall Market Hill

Applicant: Mr Trevor White

Grid Ref: 531425 271191

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by St Ives Town Hall, a Grade II Listed Buildings which stands within the St Ives Conservation Area.

The application seeks Listed Building Consent for the replacement of an office door.

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

0501773FUL - Alterations and extension to town hall - Permission

0501774LBC - Alterations and extension to town hall - Consent

0700554LBC – Internal alterations - Consent

0801597LBC - Installation of Heritage Plaque - Consent

0800915LBC – Internal alterations – Consent

0900701LBC - Installation and replacement of notice boards – Consent

0900700FUL - Installation and replacement of notice boards – Permission

24/01842/LBC - Fit new outside notice boards – Consent

24/01964/LBC - To change a set of double doors in the lobby of the town hall. – Pending consideration

CONSULTATIONS

St Ives Town Council were consulted but no comments were received at the time of determination.

HDC Conservation Team – No objections.

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 2023 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2023 also states that great weight should be given to the conservation of a heritage asset.

The building was originally commissioned by a currier, John Warner, as a private residence known as Stanley House. It was designed by a local architect, George Allen, in the neoclassical style, built by a local contractor, Henry Bennett and Son, in brown brick with stone dressings and was completed in 1850. The design involved a symmetrical main frontage with three bays facing onto Market Hill; the central bay featured a doorway with a fanlight, a rusticated archivolt and a keystone. On the first floor there was a three-light pedimented window and on the second floor there was a small square window. The outer bays were fenestrated by three-light windows with archivolts on the ground floor, sash windows with brackets and cornices on the first floor and small square windows on the second floor. The first floor windows also all had stone balconies. At roof level there was a modillioned cornice which jutted out over the pavement. Internally, the principal room was the drawing room on the first floor. This was then bought by the St Ives Borough Council and converted to a Town Hall in 1924.

The conservation officer has no objections to the proposal. The fire door is modern and has no historic or architectural interest. The replacement door is a direct copy of the existing door.

It is therefore considered that the proposals would not result in unacceptable harm to the Grade II Listed Building, or the St Ives Conservation Area and the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

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 Buildings or the St Ives Conservation Area.

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:
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