HUNTINGDONSHIRE DISTRICT COUNCIL

25/01061/LBC

OFFICER REPORT

Case No: **25/01061/LBC** **Listed Building Consent**

Proposal: **Installation of 4 small CCTV cameras mounted externally to rear of hotel building (retrospective)**

Location: **Old Bridge Hotel 1 High Street Huntingdon**

Applicant: **Mr James Daley**

Grid Ref: **524208 271506**

DESCRIPTION OF SITE AND APPLICATION

This application relates to the 'Old Bridge Hotel', a Grade II Listed building in Huntingdon believed to be built in the late 18th Century. The site is bordered to the West by the Scheduled Ancient Monument of Huntingdon Castle (a motte and bailey castle and Civil War fieldwork), to the North Huntingdon Ring Road and Huntingdon High Street with a number of Listed Buildings the closest of which is 156 High Street, to the East the Grade I Listed, Huntingdon Bridge, and to the south the river Ouse.

The site sits within Huntingdon Conservation area and parts of the boundary wall sit within flood zones 2 and 3.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The application is a retrospective application for the installation of 4 small CCTV cameras mounted externally to the rear of the hotel building.

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;
* building a strong, competitive economy;
* achieving well-designed places;
* conserving and enhancing the natural, built and 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)

LP12: Design Implementation
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.8 Building Detailing

Huntingdon Neighbourhood Plan 2018-2026
* Policy NE3 – Setting of Huntingdon
* Policy BE2 – Local Distinctiveness and Aesthetics
* Policy BE3 – Heritage Assets

Huntingdon Conservation Area Character Assessment (March 2007)

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

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING HISTORY

7400445LBC - Extension to kitchen – consent granted 09.09.1974
75/00864/FUL - Additional window - permission granted 10.11.1975
00/00704/LBC - Internal alterations to change bedroom to bathroom – consent granted 21.06.2000
7801667LBC - Construction of eleven brick buttresses – permission granted 09.01.1979
79/01347/LBC – Extension – consent granted 27.11.1979
79/01369/LBC - Kitchen extension – consent granted 27.11.1979
85/01319/FUL - Provision of business centre add bedrooms – permission granted 04.11.1985
85/01320/LBC - Business centre additional bedrooms and patio for hotel – consent granted 02.01.1986
85/01505/ADV - Illuminated projecting sign – consent granted 17.01.1986
86/00537/FUL - Conservatory to business centre – permission granted 02.06.1986
86/00561/LBC - Conservatory to business centre – consent granted 02.06.1986
8601841FUL - Erection of a brick wall with iron railings – permission granted 09.01.1987
86/01859/FUL - Improve Entrance to Hotel – permission granted 07.01.1987
86/01860/FUL - Additional car parking spaces – permission granted 29.01.1987
86/01901/LBC - Iron railings between brick piers to enclose private car park to Hotel – consent granted 27.01.1987
86/01902/LBC - Improve entrance for Hotel – consent granted 27.01.1987
86/01904/ADV – Flag – consent granted 27.01.1987
87/01493/ADV - Flagpoles and flags – consent granted 01.12.1987
90/01210/FUL - Siting of Satellite dish - permission granted 17.01.1991
90/01211/LBC - Siting of Satelite dish – consent granted 17.01.1991
90/01485/ADV - Hotel name sign – consent granted 10.10.1990
91/00259/ADV - Advertisment sign – consent granted 26.04.1991
92/01361/LBC - Installation of replacement windows – consent granted 11.06.1993
97/01141/LBC - Internal alterations to form double bedroom suite – consent granted 13.10.1997
98/01499/LBC - Rendering of brick plinths – consent granted 10.12.1998
99/01424/LBC - Removal & replacement of existing kitchen heating & ventilation duckwork – consent granted 28.02.2000
99/11827/FUL - Alterations to replace heating and ventilation ductwork to kitchen – permission granted 03.03.2000
0202354FUL - Erection of screen wall – permission granted 05.11.2002
0202355LBC - Erection of screen wall and redecoration – consent granted 05.11.2002

0303191LBC - Removal of paintwork from brickwork – consent granted 08.01.2004
0503842LBC - Alterations to door and window and removal of internal wall – consent granted 26.01.2006
0603344FUL - Erection of barbeque enclosure - permission granted 07.12.2006
0603507FUL - Alterations to parking/informal area and to access and door to function room – permission granted 24.04.2007
0603508LBC - Alteration to access ramp and door to function room and internal alterations – consent granted 20.12.2006
0700104LBC - Erection of wall – consent granted 06.03.2007
0704174LBC - Internal alterations to reception area – consent granted 30.01.2008
20/00433/FUL - Installation of a sun canopy – permission granted 12.06.2020
20/00904/LBC - Retention of re-built wall – consent granted 19.08.2022
23/01471/FUL - Retrospective application for the erection of buttressing to boundary wall – permission granted 17.10.2023
23/01472/LBC - Retention of buttressing to boundary wall – consent granted 17.10.2023
25/01065/FUL - Change of use from office and stores on ground floor to an additional four guest bedrooms with associated internal alterations – pending consideration
25/01066/LBC - Listed Building Consent for change of use from office and stores on ground floor to an additional four guest bedrooms with associated internal alterations – pending consideration

CONSULTATIONS

Huntingdon Town Council has no comment to make on the application.

HDC Conservation Team recommends approval.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

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

* Impact on Heritage Assets

Policy LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area’s character, appearance and setting as set out in character statements or other applicable documents.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

Section 16(2) of the Planning (LBCA) Act 1990 (as amended) requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 (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 application is a retrospective application for the installation of 4 small CCTV cameras mounted externally to the rear of the hotel building with details noted below:

Camera 1 – fixed to exterior wall of the function room, seen in conjunction with other fixtures
Camera 2 – fixed to side elevation overlooking the car park, obscured by existing vegetation
Camera 3 – fixed beneath pergola adjacent to rear entrance, would benefit from colour matching the pergola
Camera 4 – fixed to elevation adjacent kitchen, would benefit from colour matching to wall
Camera 5 – to the front elevation was removed

The Conservation Team has been consulted on the proposals and has confirmed that the security lights do not cause any additional harm to the Listed Building or setting of the Conservation Area, particularly as the cameras are relatively small in size and can be removed if required. It is noted that cameras 3 and 4 are slightly more intrusive and changing the colour of the camera housing would be beneficial.

Officers have had special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is considered that harm will not be caused to either of these designated heritage assets because the works will preserve the character and significance of the Listed Building and its contribution to the character and significance of the Conservation Area.

The proposal, therefore, accords with ss. 16, 66 & 72 of the Planning (LBCA) Act 1990, paragraphs 202-221 of the NPPF (2024), Policies LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) and Policies NE3, BE2 and BE3 of the Huntingdon Neighbourhood Plan 2018-2026 in this regard.

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

* 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:
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