OFFICER REPORT

Case No: 25/00693/LBC Listed Building Consent

Proposal: Structural work to east gable wall

Location: 5 Earning Street Godmanchester Huntingdon

Applicant: Mr Charles Looker

Grid Ref: 524845 270368

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by 5 Earning Street, Godmanchester, a Grade II* listed building located within the Godmanchester (Earning Street) Conservation Area.

It is proposed to undertake limited demolitions and re-building of the corner brickwork and upper parts of the stacks using reclaimed bricks in a lime mortar. Structural steelwork will be used to re-attach the floor joists and purlins and to strengthen the roof structure. Minor cracks will be stabilised using helifix bars.

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

02/02001/PDE for Proposed demolition of a section of boundary wall,
REQ dated 06.08.2002

7900400LBC for ALTERATION AND DEMOLITION OF WC AND LOBBY
THE GABLES 5 EARNING STREET GODMANCHESTER,
CON dated 02.08.1979

93/00313/LBC for Alterations and refurbishment of store
The Gables, Earning Street, Godmanchester,
CON dated 23.04.1993

0300739LBC for Alterations to boundary wall
,
CON dated 18.06.2003

0601880LBC for Re-roofing and repairs to roof,
CON dated 15.09.2006

1406123PDE for Listed Building Enquiry,
REQ dated 03.02.2014

14/00434/TRCA for Multi-stemmed sycamore (T1) fell on recommendation of structural engineer to prevent undermining large listed brick barn. Replanting not recommended.,
CON dated 17.04.2014

1400449FUL for Take down and rebuild as Section A of kitchen garden wall. Re-point and repair Sections B and C.,
PER dated 20.05.2014

1400450LBC for Take down and rebuild as Section A of kitchen garden wall. Re-point and repair Sections B and C.,
CON dated 20.05.2014

16/00342/TRCA for G1 Row of Alders: fell 5 trees retaining one tree without Russian Vine. All tree bar one in this group have become overwhelmed by Russian Vine as a result they are poor unsightly specimens. Removal works to allow client to control the Vine.,
CON dated 07.03.2016

21/00369/LBC for Replacement of back door,
CON dated 06.07.2021

22/00814/LBC for Install a total of 23 solar panels on four different parts of the roof of a stable block within the curtilage of listed buildings and in a conservation area.,
WDN dated 06.09.2022

22/01222/HHFUL for Install a total of 23 solar panels on four different parts of the roof of a stable block within the curtilage of listed buildings and in a conservation area.,
WDN dated 06.09.2022

22/01987/TRCA for G1 Row of Leylandi Cypress Trees - trees are located adjacent to footpath. Reduce height to previous pruning points which is 5m. Footpath side to be laterally pruned back to fence line. To maintain size of trees. To cut back from public footpath.,
DCON dated 13.03.2023

23/01651/LBC for Replacement Windows,
CON dated 08.12.2023

24/00898/TRCA for G1 - 4 Willow trees - Fell 3 dead willow trees and clear 1 fallen tree. T1 Self-set Sycamore approximately 5 meters high - fell to ground level. This work is to be carried out due to insurance obligations because of the listed building in the vicinity.
G2 - 5 Self set Sycamores - fell to ground level. This is due to them being too close to the listed buildings. G3 Group of self set Elders and Sycamores - fell to ground level due to the amount of light they are taking away from the veg garden. Clear the overgrown area under this group of trees. T2 False Acacia - reduce by 2-3 meters to maintain an appropriate size and distance from the listed building. T3 Conifer - Reduce the height to allow more light into the windows and to stop the tree growing to large for the space.
T4 Conifer - Fell to ground level. This tree is leaning and taking up space that would be better suited to the two cherry trees either side.,
CON dated 24.06.2024

CONSULTATIONS

St Ives Town Council support the application. Whilst supporting the improvement of the shop front, Councillors commented that there is a disappointing lack of detail.

HDC Conservation Team - Support the proposals.

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 Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The building is a fine example of a 17th Century jettied timber-frame building with cross wings. The central part may be a developed open hall of the 16th Century. The northern cross wing was extended in red brick during the later part of the 17th Century, probably to create a kitchen or service wing. It replaced part of an outshut, the upper framing for which is still visible between the red brick and older front part.

The extension features a large inglenook fireplace and gable stack. The building was 'modernised' during the Georgian Period and the attic over the kitchen was fitted with an additional fireplace and stack which was built directly off the earlier inglenook and chimney.

The red brick extension was constructed as a standalone structure with limited lateral restraints back to the main part of the building. The middle parts of the gable rely on the floor joists for restraint and upper part of the gable relies on the roof purlins. The northeast corner of the extension has suffered subsidence under the inglenook fireplace in the location of a bread oven. This has stressed the brickwork which is cracked and bulging outward where the chimneys have created further stress points through a build-up of soot and spalled brick. The movement has un-bedded the various timbers bearing upon the gable, further reducing structural integrity.

It is proposed to undertake limited demolitions and re-building of the corner brickwork and upper parts of the stacks using reclaimed bricks in a lime mortar. Structural steelwork will be used to re-attach the floor joists and purlins and to strengthen the roof structure. Minor cracks will be stabilised using helifix bars.

The affected brickwork is in an advanced stage of failure and requires immediate attention. The structural engineer has proposed works that are proportionate and should make a long-lasting repair with minimal impacts on the special interest of the listed building. The staged approach taken to the proposed repairs is necessary as the full extent of the works will not be known until the interventions are underway. This aspect of the proposed works should be controlled by conditions.

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 proposal should preserve the special interest of the listed building as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. The application accords with NPPF paragraph 210 and Local Plan Policy LP34. The conservation officer has no objections to the application subject to conditions for hidden defects, mortar and compliance.

The proposal should preserve the special interest of the listed building as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. The application accords Godmanchester Conservation Area.

The improvement of this wall would make a positive impact on the appearance of the conservation area.

The proposal will not result in harm to the significance of the grade II listed building and will not result in harm to Godmanchester Conservation Area.

The proposals have special regard to the preservation and enhancement of the Godmanchester Conservation Area and are therefore in accordance with ss. 72 of the Planning (LBCA) Act 1990, and also with policy LP 34 of the adopted Huntingdonshire Local Plan. The development is in accordance with the contents of paras 202 -221 of the NPPF.

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 Godmanchester 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:

HUNTINGDONSHIRE DISTRICT COUNCIL

25/00693/LBC

Enquiries about this report to **Hannah Hodges**