OFFICER REPORT

Case No: 25/01066/LBC Listed Building Consent

Proposal: Listed Building Consent for change of use from office and stores on ground floor to an additional four guest bedrooms with associated internal alterations

Location: Old Bridge Hotel 1 High Street Huntingdon

Applicant: Mr James Daley

Grid Ref: 524208 271506

DESCRIPTION OF SITE AND APPLICATION

The Old Bridge Hotel is a Grade II Listed Building located within the Huntingdon Conservation Area. 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 is 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 is located within the Huntingdon Neighbourhood Plan boundary.

This application seeks Listed Building Consent for the change of use of existing ground floor offices and store rooms located on the lower ground floor at the eastern end of the Old Bridge Hotel into four additional guest bedrooms with en-suite facilities, alongside associated internal works. This is part of an ongoing refurbishment and improvement of the hotel facilities. The proposed internal works include the installation of partitions, removal of existing sections of wall and the replacement and relocation of doors.

The Local Planning Authority is also considering a full planning application for the same development (Ref: 25/01065/FUL).

This application has been accompanied by a Design and Access Statement and a Heritage Statement.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

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

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP11: Design Context
LP12: Design Implementation
LP34: Heritage Assets and their Settings

Huntingdon Neighbourhood Plan 2018-2026 - adopted September 2019

Policy BE3: Heritage Assets

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form

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

RELEVANT PLANNING HISTORY

Given the heritage of the dwelling there is a wide planning history associated with it. The history from November 1974 onwards is available to view on HDC's Public Access Site. The most recent, relevant history is detailed below:

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

25/01061/LBC - Installation of 4 small CCTV cameras mounted externally to rear of hotel building (retrospective) - Approved.

23/01471/FUL - Retrospective application for the erection of buttressing to boundary wall - Approved.

23/01472/LBC - Retention of buttressing to boundary wall - Approved.

20/00433/FUL - Installation of a sun canopy - Approved.

20/00434/LBC - Installation of a sun canopy to the courtyard - Withdrawn.

0704174LBC - Internal alterations to reception area - Approved.

0603508LBC - Alteration to access ramp and door to function room and internal alterations - Approved.

0503842LBC - Alterations to door and window and removal of internal wall - Approved.

CONSULTATIONS

Huntingdon Town Council - Recommend approve on the basis it will provide more hotel rooms in the town centre which is supported by the Neighbourhood Plan policy TL1.

Huntingdonshire District Council Conservation Officer - No harm to the special architectural and historic interest of the Listed Building, subject to the imposition of conditions.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design, Visual Amenity and Impact on Heritage Assets

*Design, Visual Amenity and Impact on Heritage Assets

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This application seeks approval for the change of use of office and stores at ground floor level to provide four additional guest bedrooms and associated internal alterations at The Old Bridge Hotel, 1 High Street, Huntingdon. The application property is a Grade II Listed Building, is located within the Huntingdon Conservation Area and is in close proximity to other Grade II Listed Buildings as well as the Grade I Listed Huntingdon Bridge.

The rooms retain some historic features including fireplaces, skirtings and cornices as a result of the proposals. No works are proposed to the windows, ceilings or floors unless indicated.

The proposal involves the removal of a large section of existing wall between the function rooms and the insertion of steps to address level change. Following the receipt of additional information, including opening up works demonstrating that no substantial fabric was identified, this element of the proposal is considered to be acceptable.

Furthermore, amended plans were received to address concerns from the Council's Conservation Officer in regard to other internal alterations proposed and are now considered to be acceptable. As such, the proposed development is not considered to result in any harm to the special architectural and historic interest of the Listed Building subject to the imposition of conditions.

The Conservation Officer noted that the engineers drawing submitted (11641/SK01) indicated a second wall to be removed, which was not supported and needed to be removed from the proposed drawing. A revised drawing has subsequently been submitted (11641/SK01 A) which now reflects the proposal for the removal of one wall only and is therefore considered acceptable.

It is also worth noting that the submitted amended drawings show works to the ceiling and walls have been undertaken to the cellar without consent. The applicant will therefore need to regularise this work by applying for consent and therefore an advisory note will be imposed on any Listed Building consent granted clarifying that this element is excluded from the approved development and requires a separate application to regularise.

The development is therefore considered to be acceptable with regard to its impact on the designated heritage assets and therefore accords with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP2, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 Policy BE3 of the Huntingdon Neighbourhood Plan and the National Planning Policy Framework (2024) in this regard.

*Conclusion

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

* Would not be harmful to the character and appearance of the area;
* 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:
Enquiries about this report to **Jennifer Wallis**