OFFICER REPORT

Case No: 24/02032/LBC Listed Building Consent

Proposal: Removal of 4 small UPVC windows and re-installation of timber framed windows. 3 x to the side and 1 to rear porch.

Location: Chestnut Farm House 28 Hamerton Road Alconbury Weston

Applicant: Mrs Molticha Kijviriya-Evans

Grid Ref: 517818 276958

DESCRIPTION OF SITE AND APPLICATION

Chestnut Farmhouse, is a Grade II listed building located within the Alconbury Weston Conservation Area. The property dates from the 17th Century and with a timber frame and white rendered finish and a later plain tiled mansard roof.

The proposed works are for the removal of 4 small UPVC windows and the re-installation of timber framed windows; 3 no. to the side and 1 to the rear porch.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (12th 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

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

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING HISTORY

8301292FUL - Renovation and rehabilitation works to existing dwelling – permission granted 30.11.1983
84/00052/LBC – Part demolition – consent granted 18.06.1984
84/00336/FUL – Alterations to barn - permission granted 18.06.1984
85/01528/FUL & 85/01527/LBC - Alterations and extension to dwelling – consent granted 13.12.1985
0301104FUL – Erection of stables – permission granted 29.07.2003
0301105CAC – Demolition of stables - consent granted 22.08.2003
0301748FUL - Erection of stables following demolition of existing - permission granted 22.08.2003
0900339FUL – Erection of three dwellings – refused 21.05.2009
1300056REP - Replacement of Planning Permission 0900339FUL for erection of three dwellings – permission granted 27.03.2013
15/01901/S73 - Variation of Condition 2 and 15 of Planning Permission 1300056REP to vary approved drawings, internal finished floor levels and the number of dwellings from three to two – permission granted 24.03.2016
16/02634/FUL - Proposed demolition and re build of existing stable block to form out-building for a small business use with linked carport – permission granted 31.01.2017
17/01650/FUL - Revised proposal for two dwellings and associated works, including revisions to Unit 2 scale and design and the associated layout of gardens and parking areas-part retrospective – permission granted 20.12.2017
24/02386/LBC - Replacement windows, Entrance door and horizontal cladding to the side elevation -East (facing lawned garden) – pending consideration

CONSULTATIONS

Alconbury Weston Parish Council – no response received at time of determination.

HDC Conservation Team – Support the proposals.

REPRESENTATIONS

One comment has been received from a neighbouring property requesting that the new timber windows are of obscured glass as they impact their privacy.

Officer comment – this is a Listed Building Consent and as such the Local Planning Authority will only be considering the impact of the proposal on the Heritage Asset. Should a Householder application be submitted, then the residential amenity to neighbouring properties would be considered.

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.

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 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.

Listed building consent is sought for the removal of of 4 small UPVC windows and the re-installation of timber framed windows; 3 no. to the side and 1 to the rear porch. The existing four windows are of a stormproof design and are double glazed with thick frames and mock glazing bars fixed between the glazing. The windows are bulky and the mock glazing bars are disproportionate to the frames. Overall the appearance of these windows is not sympathetic to the style and character of the Listed Building and the materials are not appropriate for the traditional style and materials of the building. Therefore the existing four windows are considered to have a negative impact on the significance of the Listed Building and to be harmful to it. Their proposed removal is considered to be an enhancement of that
significance.

The proposed four replacement windows are of a flush, slim design with timber frames and real glazing bars and are sympathetic in design and materials to the historic building. The Huntingdonshire DC guide "Listed Buildings: A Guide for Owners and Occupiers", September 2018 suggests that replacement slim glazed windows may be appropriate where existing windows have no historic or architectural interest. Therefore, the four proposed sympathetic replacement windows

are considered to preserve the character and maintain the significance of the Listed Building and so recommendation is to support this proposal.

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. It is considered that harm will not be caused to this designated heritage asset as the proposed works will preserve the listed building and its setting. 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) 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:
Enquiries about this report to **Olivia Manton**