OFFICER REPORT

Case No: 24/01924/LBC Listed Building Consent

Proposal: Erection of new wall and gates to front boundary following demolition of existing wall (Retrospective)

Location: 25 Fox Street Great Gransden Sandy

Applicant: Mr Martin Hewett

Grid Ref: 527090 255990

DESCRIPTION OF SITE AND APPLICATION

This application relates to 25 Fox Street Great Gransden, a two-storey detached dwelling in the village of Great Gransden. The site sits within Great Gransden Conservation Area and benefits from Grade II listed building status.

The proposal seeks listed building consent for the demolition of an existing front wall and erection of a new front wall and planning permission for the retention of the replaced wall and gates. Both the listed building consent and planning application will be dealt with within this report.

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

The application is accompanied by a householder application reference 24/01923/HHFUL which is dealt with, within this report.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)

LP 11 Design Context

LP 12 Design Implementation
LP 14 Amenity
LP 30 Biodiversity
LP 31 Trees, Woodland, Hedges and Hedgerows
LP 34 Heritage Assets and their settings

Supplementary Planning Documents - Subjected to Public Consultation proper to adoption by HDC
Landscape And Townscape Supplementary Planning Document 2022
Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017

PLANNING HISTORY

9002017OUT - Residential Development - refused 30.05.1991
9002018OUT - Residential Development - refused 21.05.1991
9400943LBC - Extension and conservatory - consent granted 08.11.1994
9401498FUL - Extension and conservatory - permission granted 13.12.1994
0602426FUL & 0602427LBC - Extensions and alterations to dwelling - consent granted 16.11.2006
97/00902/FUL & 97/00904/LBC - Erection of a garage following demolition of existing garage - consent granted 25.09.1997
0700448FUL & 0700449LBC - Extension to dwelling - withdrawn 12.03.2007
0701908FUL & 0701909LBC - Extension to dwelling - withdrawn 25.07.2007
0702527FUL & 0702528LBC - Extension to dwelling - refused 05.09.2007
23/00628/HHFUL - Alteration to an existing garage roof, including dormer, rooflights, solar panels and ancillary development to create a hobby room/home office and an attached carport - withdrawn 28.07.2023
24/01235/HHFUL & 24/01234/LBC - Single storey rear extension to outbuilding, including solar panels, air source apparatus and ancillary development. - Consent/ Permission - 21/11/2024

CONSULTATIONS

Great Gransden Parish Council recommend approval of the application with the following comments
"Improvement to the street scene in Fox St even though two councillors expressed doubts on the colour of the stone"

HDC Conservation raises no objections.

CCC Highways raise no objections.

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity
Character and Appearance of the Conservation Area
Residential Amenity
Highway Safety

<u>Design and Visual Amenity and Impact on the Character and Appearance of the Conservation Area</u>

Concerning design and visual amenities, the relevant policies within the local plan to 2036 (LP 11 Design Context and LP 12 Design Implementation), and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 apply.

The proposal falls within Great Gransden Conservation Area and is a Grade II Listed Building.

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 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

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.

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..
HDC Conservation Team have been consulted and raise no objections making the following comment;

"1. Building and Site
Number 25 Fox Street is a Grade II Listed Building within the Conservation Area.

2. Proposal
The applicant proposes to demolish the existing front boundary wall and replace it with a similar wall with gates. The works have been completed.

3. Assessment
Number 25 Fox Street is described in its listing as a house, formerly the Fox Inn, dating from the early 17th century and timber framed and plastered on an original three-unit plan and red tiled roofs. The extension to the front is described as possibly modern and the large ridge stack with four shafts as rebuilt, and a ridge stack of early red brick. Also described are windows, porch, door and the interior.

The character of the Conservation Area is that of a rural village with the majority of buildings being historic of various dates, and a large number of Listed Buildings which are widely spread throughout the village. The village layout is a central quadrangle of roads with the main crossroads to the north comprising Fox Street, East Street, Caxton Road and Middle Street.

Number 25 Fox Street stands near the main junction on the corner of Fox Street and Caxton Road. The boundary wall the subject of this application runs along the edge of Fox Street at the front of the garden a short distance from the Listed Building.

4. Conclusion

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 210).

The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset (Para 212) Listed Building Consent is not required as the front boundary wall is freestanding and does not form part of the Listed Building. Details and photographs of the 'existing' front boundary wall have been submitted and it is recorded on the website of Google maps (https://www.google.co.uk/maps accessed 27/11/24).

The existing wall appears to be of varying height with a probable maximum height of 1 metre, constructed of stone with a cock and hen coping and including a pedestrian entrance and gate and a wider vehicle access. The wall does not appear to be a historic structure and is of a standard design.

The proposed front boundary wall is in situ and is constructed of stone with a cock and hen coping and includes a wide, splayed vehicle access with a timber five bar, farm style gate on the inner side of the splay. The wall is of a continuous height of approximately 1 metre. The pedestrian access has been removed and the vehicle access is located slightly further to the north-west.

The 'existing' front boundary wall contributes to the setting of the Listed Building as a non-intrusive feature of a pleasant appearance, sympathetic in design and materials to the Listed Building and also contributes positively to the character and appearance of the Conservation Area by its impact on the street scene. The proposed front boundary wall is of similar design and materials and the proposed gate is also sympathetic in design and materials, so the proposal maintains the contribution to the setting of the Listed Building and to the character and appearance of the Conservation Area.

For that reason, recommendation is to support the proposal."

Officers have considered the comments and recommendation made by the HDC Conservation Officer and have assessed the application plans and accompanying documents to the application. Officers have given weight to the Conservation team comments and considered the proposal in relation to the desirability of preserving the setting of the Grade II listed buildings, and Great Gransden Conservation Area.

The existing wall contributed to the visual amenity of the immediate area and Great Gransden Conservation Area but was of a varying height and layout. The newly erected wall and gates are of materials and design that contribute to the attractiveness of this part of Great Gransden and compliment the listed building status of the host dwelling. The construction and material details submitted as part of the application are supported by the conservation officer and considered appropriate and sympathetic to the listed structures and Great Gransden Conservation Area.

Officers consider that the proposals would be acceptable and considered to retain the character of the built form in Fox Street. Officers consider that the scale, design, and location, would not give rise to an unacceptable level of harm to the character and appearance of the heritage asset and Conservation Area.

Therefore, given the above, the proposed development is considered to be acceptable and would not result in less than substantial harm upon the character, appearance and significance of the Listed Buildings and Great Gransden Conservation Area. Therefore, Officers consider that the

proposal is in accordance with policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, section 16(2), 72 and 66 of LBCA Act 1990 and the NPPF (2024) in this regard.

Impact on residential amenity

Regarding residential amenities, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received from neighbouring occupiers.

The location, scale and design of the proposal does not give rise to any significant concerns with regard to overlooking, overshadowing, overbearing or any other impacts on neighbour amenity.
Given all of the above, the proposal is considered compliant with Local Plan Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Highway Safety

Policy LP17 of the Local Plan to 2036 seek to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

Officers consider that the new access and parking provision for the dwelling is adequate for the types of vehicles and use as a dwelling. Highways had confirmed that they have agreed to the scheme prior to construction and raise no objections to the proposal and therefore no significant concerns are raised in terms of highway safety.

Therefore, it is considered that the proposal would not have a significant adverse effect on highway safety and accords with Policy LP17 of the Local Plan.

CONCLUSION

Taking national and local planning policies into account and having regard for all relevant material considerations, it is, on balance, recommended that planning permission be granted and listed building consent issued for the development as proposed.

The proposed development is considered to be compliant with the relevant national, local planning policy as the proposal:

* Is of an appropriate scale and design;
* Would not have a harmful impact upon the listed building of 25 Fox Street, Great Gransden;
* Would not have a harmful impact upon the character and appearance of the Great Gransden Conservation Area; and
* would not have a significant detrimental impact on the residential amenity of neighbours;

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CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**