HUNTINGDONSHIRE DISTRICT COUNCIL

25/00685/LBC

OFFICER REPORT

Case No: **25/00685/LBC** **Listed Building Consent**

Proposal: **Replacement of timber framed glazed doors and windows**

Location: **33 High Street Great Paxton St Neots**

Applicant: **Mr and Mrs Noble**

Grid Ref: **520925 263691**

DESCRIPTION OF SITE AND APPLICATION

The property is a two storey white rendered thatched cottage and is a Grade II Listed Building located within a residential area of Great Paxton. The adjoining property (no.31) is also listed, as is a dwelling opposite the application site.

The proposed works are for the replacement of timber framed glazed doors and windows. It is noted that the original proposal also included the replacement of roof tiles. Following comments from the Conservation Officer this part of the proposal has been removed. Due to the reduction of the proposal, it was not considered necessary to reconsult on the amendment.

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;
* building a strong, competitive economy;
* achieving well-designed safe 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

85/00646/FUL – Double garage – permission granted 07.06.1985
86/00809/FUL – Extension to dwelling – permission granted 02.07.1986
86/00881/LBC – Part demolition – consent granted 04.08.1986
90/00884/FUL – Alterations and extension to dwelling – permission granted 19.07.1990
90/00887/LBC – Part demolition, alterations and extension – Consent granted 20.07.1990
22/01043/HHFUL - Proposed garage conversion to create a study, utility and shower room ancillary to the main dwelling – permission granted 02.09.2022
24/01879/HHFUL - Installation of an electric car charging point – pending consideration
24/01880/LBC - Installation of an electric car charging point – pending consideration

CONSULTATIONS

Great Paxton Parish Council has no objections to the proposal.

HDC Conservation Team – The proposal is supported with conditions. Full comments are contained within the main body of the report below.

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.

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.

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 replacement of timber framed glazed doors and windows.

The Conservation Officer has considered the proposal and has noted the proposed replacement of single glazed timber patio doors and 2 no windows with like for like materials and design would cause a neutral impact to the listed building as the windows and doors are modern replacements. Therefore,
the significance of the building would be preserved. A condition will be secured to control the details of the proposed works.

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 the proposed works would have a neutral impact and do not cause harm to the significance of the listed building.

The proposal, therefore, accords with ss. 16 & 66 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**