OFFICER REPORT

Case No: 25/00648/LBC **Listed Building Consent**

Proposal: **Internal and external works to facilitate the conversion of units 1 & 6 into a single dwelling**

Location: **Brampton Park House 41 North Road Brampton**

Applicant: **Ms Katherine Scott**

Grid Ref: **520811 270231**

DESCRIPTION OF SITE AND APPLICATION

This application relates to units 1 and 6 within the western wing of Brampton Park House, a grade II listed building with associated grade II listed Coach House and Stables.

Listed Building Consent is sought for internal and external works to facilitate the conversion of units 1 & 6 into a single dwelling.

An accompanying full application 25/00647/FUL for changes to elevations to facilitate conversion of units 1 & 6 into a single dwelling, has been submitted and is pending consideration at the time of writing.

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

PLANNING POLICIES

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, beautiful and 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 (Listed Buildings and Conservation Areas) Act 1990

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
LP11: Design Context

LP12: Design Implementation
LP14: Amenity
LP34: Heritage Assets and their Settings

RAF Brampton Design Code Rev B October 2015 (Heritage Area subject to separate applications but included for completeness but not within the red application line of the Design Code).

Supplementary Planning Documents:
Huntingdonshire Design Guide Supplementary Planning Document 2017
Huntingdonshire Landscape and Townscape Assessment 2022

PLANNING HISTORY

Planning Permission and Listed Building Consent were granted for the subdivision and refurbishment of Brampton Park House under applications 19/00028/FUL and 19/00029/LBC. The scheme proposed the creation of 13 residential units within the main house, stables, coach house and store building. A number of applications have been received for discharge of condition.

19/00028/FUL - Conversion of Brampton Park House and associated outbuildings into 13no. Dwellings with associated internal and external works, permission granted 08.06.2021
19/00029/LBC - Conversion of Brampton Park House and associated outbuildings into 13no. dwellings with associated internal and external works, consent 14.06.2021
21/80368/COND - Conditional Information for 19/00029/LBC: C4 (Wall art recorded), C6 (Plot 13 floor tiles), discharged 28.01.2022
22/80161/COND - Condition information for Application 19/00029/LBC. C8, C10 and C11. Phase 1 acceptable for condition 8 and 10, 26.07.2022.
22/80283/COND - Conditional information for 19/00028/FUL: C7 (arch. details of cycle stores), C8 (sample of boundary wall), C19 (joinery details of new fenestration) – pending consideration.
22/80286/COND - Discharge of conditions 13 (Arb Method Statement) and 14 (Tree Protection Measures) of 19/00028/FUL – details acceptable but not discharge, 31.03.2023
23/80460/COND - Discharge of condition 7 (flues, vents, meter boxes) of 19/00029/LBC - pending consideration
25/80144/COND - Discharge of condition 11 (hard/soft landscape works) of 19/00028/FUL – pending consideration.
25/80145/COND - Discharge of condition 18 (SuDS) of permission 19/00028/FUL (Conversion of Brampton Park House and associated outbuildings into 13no. dwellings with associated internal and external works) – pending consideration
25/00647/FUL - Changes to elevations to facilitate conversion of units 1 & 6 into a single dwelling – pending consideration.

CONSULTATIONS

Brampton Parish Council recommend this application is APPROVED subject to only work that is being carryout is sympathetic to the original design and subject to approval of other bodies such as National Heritage.
HDC Conservation – No objections the proposals, the proposals are an improvement to the approved scheme with a lighter impact on the special interest of the listed building.

REPRESENTATIONS

No other representations received.

SUMMARY OF ISSUES

The fundamental issue for consideration is the impact of the proposal upon the listed building and the special architectural and historic interest which they possess.

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 sets 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.

Impact of the proposal upon the Listed Buildings:

The applicant has confirmed that the submitted drawings relevant to the applications are 2662 AP0201 Rev P02 and 2662 AP0801 Rev P02, both dated November 2023. All other plans and elevations are included as supporting information. The Conservation officer has made an assessment based on these drawings. It is noted that the architectural details Drawing 17357BH-OM-509 dated Dec 2020 is the same as submitted under and approved on application 19/00029/LBC and has been included again for completeness.

Plots 1 and 6 of applications 19/00028/FUL and 19/00029/LBC are located within a western wing of the house which housed the former kitchen and servants' quarters. Under RAF ownership the ground floor former kitchen area was amalgamated into one large space and attached to a new mess hall extension. Very little of historic interest was left in the ground floor. The first floor was left intact but suffered considerably from rot after the theft of leadwork in 2018. As a consequence of removing the modern kitchen, mess hall and damaged rotten timbers the west wing requires considerable rebuilding and refurbishment.

The proposal is to retain the west wing as a single unit which will have benefits in rationalising the floor plans and retaining historic spaces and features, notably the historic joinery in first floor linen cupboard and staircase. The proposed changes to the approved elevations will create a balanced outlook that has no additional impact on the listed building.

Conditions are recommended where there is an absence of information submitted with the current application and to reflect conditions from application 19/00029/LBC.

It is considered that the proposal represents an opportunity to sustain and enhance the significance of this heritage asset whilst ensuring that the proposed and ongoing use of the western wing of Brampton Park House consistent with the building's wider conservation. The proposals are an improvement to the approved scheme with a lighter impact on the special interest of the listed building and preserve the listed building and their setting. It is therefore in accordance with ss. 16, 66 & 72 of the Planning (LBCA) Act 1990, the provisions of the NPPF (2024) and also with policy LP 34 of the adopted Huntingdonshire Local Plan.

Other comments:

Comments from the Parish Council are noted. Legislation and government guidance sets out when and what circumstances Historic England is to be notified and consulted upon applications and proposals affecting the historic environment. Brampton Park House does not fall within this guidance, and the proposal has been considered by HDC conservation officers.

Conclusion:

Having regard for all relevant material considerations, it is recommended that Listed Building Consent should be granted subject to conditions.

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CONTACT OFFICER:
Enquiries about this report to **Alison Wood**