HUNTINGDONSHIRE DISTRICT COUNCIL

24/02026/FUL

OFFICER REPORT

Case No: **24/02026/FUL** **Full Planning Application**

Proposal: **Replacement of windows and door.**

Location: **Flat 1 2 Ermine Street Huntingdon**

Applicant: **Mr Riley**

Grid Ref: **523550 272167**

DESCRIPTION OF SITE AND APPLICATION

The application site at 2 Ermine Street is occupied by a two-storey detached dwellinghouse subdivided into 2 flats and is located within a residential area in Huntingdon, just off the ring road. The application site is located in Huntingdon Conservation Area and falls within Flood Zone 2 of the Environment Agency's Flood Map for Planning. There are also a number of Listed Buildings within close proximity.

This application seeks permission for the replacement of the existing windows and door at Flat 1 (ground floor). This includes windows on the front, side and rear elevations along with the replacement of a French door and the existing main external door.

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

It is noted that the first-floor front windows appear to have been altered without authorisation. Officers have queried this with the agent, but they have not indicated that the applicant wishes to seek to regularise this matter under this application. This matter will be addressed separately by the LPA.

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, 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 POLICIES

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

LP5: Flood Risk
LP7: Spatial Planning Areas
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP34: Heritage Assets and their Setting

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdon Neighbourhood Plan (2019)

Huntingdonshire Strategic Flood Risk Assessment (2017)

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

RELEVANT PLANNING HISTORY

88/02545/FUL - Convert existing dwelling to two flats (Permission)

CONSULTATIONS

Huntingdon Town Council - No comments to make on the application.

HDC Conservation Officer - No comments to make on the application.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

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

- The principle of development
- Design and Visual Amenity
- Impact on Heritage Assets
- Flood Risk

* The Principle of Development

The application site lies within the built-up area of the Huntingdon Spatial Planning area as defined under Policy LP7 of the Local Plan to 2036. LP7 states that a proposal for housing development (class C3) will be supported where it is appropriately located within the built-up area of an identified spatial planning area. As this application relates to the replacement of the windows and doors of a single dwelling within the built-up area, it is considered to be compliant with Policy LP7 of the Local Plan to 2036. Therefore, this application is acceptable in principle subject to compliance with other material planning considerations and conditions.

* Design and Visual Amenity

The application seeks permission for the replacement of the existing brown timber windows on the side and rear elevations, alongside the replacement of the existing brown French door and main external access door to Flat 1 which are located to the rear of the dwelling. The proposed replacements consist of PVCu windows and doors in Anthracite Grey, and whilst this differs from that of the original doors and windows, it must be noted that there is a variation in the type of windows on the existing dwelling, as well as on other dwellings in the vicinity. Further, given their location, the impact on the street scene will be relatively neutral.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard and Policies NE3, BE1 and BE2 of the Huntingdon Neighbourhood Plan 2018-2026 (2019).

*Impact on Heritage Assets

Due to the location of the application site in Huntingdon Conservation Area and the setting of Grade II Listed Buildings (though not viewed in direct context with Listed Buildings), the following must be taken into account:

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. 205 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. 206 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's Conservation team has been consulted and has stated that they have no comment to make on the application. As such, officers have assessed the impact of the proposed development on the Conservation area and the nearby Listed Buildings and consider that the proposals would not have a negative impact on the surrounding area, particularly having regard to the assessment above. It therefore accords with sections 66 & 72 of the Planning (LBCA) Act 1990, Policy LP34 of the Huntingdonshire Local Plan to 2036 (May 2019), the provisions of the NPPF (2024) and Policy BE3 of the Huntingdon Neighbourhood Plan 2018-2026 (2019).

*Flood Risk

The application site lies within Flood Zone 2, and thus is liable to food. It is noted that as the proposal would be considered 'minor development' as per the NPPF (2024), it is therefore not subject to Sequential or Exception Tests. The NPPF however does state that a Site-Specific Flood Risk Assessment should accompany applications for development within Flood Zone 2, which in

this case has been provided. This details if the proposal is likely to be affected by any current and future flooding and if the development will increase flood risk. Taking this into account, it is not considered that the scale of development as the replacement of windows and doors would not result in significant issues in terms of flood risk when taking into account the surrounding area.

Therefore, the development is considered to be acceptable with regard to its approach to flooding and will not (given its scale and use) result in an increased risk of flooding in the locality. It therefore accords with Policy LP5 of the Local Plan to 2036.

*Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it:

* Is of an appropriate scale and design;
* Would not have a harmful impact upon the character and appearance of the area;
* Would not have a harmful impact upon the designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not result in an increased risk of flooding in the locality.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:
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