HUNTINGDONSHIRE DISTRICT COUNCIL

24/02269/LBC

OFFICER REPORT

Case No: **24/02269/LBC** **Listed Building Consent**

Proposal: **Erection of estate fencing and gates and Retrospective planning for an EV/car charger and satellite dish.**

Location: **Waresley Hall Manor Farm Road Waresley**

Applicant: **Miss Robyn Brack**

Grid Ref: **524609 254622**

DESCRIPTION OF SITE AND APPLICATION

Waresley Hall is a Grade II listed building located within the Waresley Conservation Area. It is sited in the former grounds associated with the Waresley Park Estate. It is a two storey building constructed of brick, with the main building finished in a pale render, and a hipped tiled slate roof. The east range of a house originally of four ranges round a courtyard. In c.1840 the house was extensively remodelled and the present external appearance dates from that period.

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

The application is for the erection of estate fencing and gates and retrospective planning for an EV/car charger and satellite dish.

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 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

8100474FUL – Demolition and reconstruction – permission granted 22.10.1981
8100475LBC – Part demolition repair alterations of SE and NW wings – consent granted 22.10.1981
91/01393/LBC - Conversion and alteration of existing buildings to form two dwellings – consent granted 11.06.1992
9101401FUL - Conversion & alt. of existing buildings to form 2 dwellings and erection of 1 dwelling with new vehicular access – permission granted 11.06.1992
9300140FUL - Removal of condition No.17 attached to planning permission 78H1401/91F – permission granted 22.03.1994
24/02270/HHFUL - Erection of estate fencing and gates and Retrospective planning for an EV/car charger and satellite dish – pending consideration.

CONSULTATIONS

Waresley Parish Council recommends approval.

HDC Conservation Team support the application. It is noted that the proposal will have a neutral impact on the significance of the listed building. It is recommended that the Arboricultural Officer is consulted to ensure that groundworks/installation methods of the fence are suitable for nearby tree preservation orders.

Officer comment – The Arboricultural Officer has been consulted on the associated 24/02270/HHFUL application.

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.

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.

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 proposal is for the erection of estate fencing and gates and retrospective planning for an EV/car charger and satellite dish.

The in-situ EV car charger is directly attached to the north gable end of a single storey modern garage extension to the dwelling. The location is concealed and adjacent to an electric meter cabinet, resulting in a neutral impact to the significance of the grade II listed building.

Similarly, the in-situ satellite dish is in a concealed position on a flat section of roof behind a parapet, on the single storey extension, which cannot be seen from ground level. This would not impact the significance of the grade II listed building.

The proposed estate fencing and gate are attached to the listed building at the north gable, and extends along the south east boundary of the site grounds, causing minimal impact to the significance of the listed building. The fencing consists of posts and rails of galvanised metal at 1.2 metres in height, with matching galvanised metal gates.

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. Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is considered that harm will not be caused to either of these designated heritage assets because the works will have a neutral impact on the significance of the conservation area and will cause no harm to the significance of the listed building. The proposal will preserve the special interest of the listed building and the character and appearance of the Conservation Area.

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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