Design and Conservation Consultation

Proposal: A rear single storey and two storey extension, removal of the single-storey side extension, widening of the entrance gateway, and replacement of windows.		Location: The Palms London Road St Ives
Dc case officer: JF	Conservation Officer: ECL	Application Ref.No: 25/00369/HHFUL

The application proposes a rear single storey and two storey extension, removal of the single-storey side extension, widening of the entrance gateway, and replacement of windows, within St Ives conservation area.

Heritage Asset 1: St Ives Conservation Area

London Road holds significant historical and architectural value within the St Ives Conservation Area. It is part of the post-enclosure landscape, reflecting the town's expansion and development over time. The area includes a mix of 19th and early 20th-century buildings, showcasing various architectural styles and materials. Despite development, London Road has retained its rural elements, contributing to the overall character of the conservation area. The road offers important views and contributes to the visual coherence of the area, especially with its mature trees and open spaces. The site boundary retains a large amount of green landscape to the back of the property which positively contributes to the conservation area.

Additionally, London Road is part of the historical fabric of St Ives, linking various parts of the town and serving as a key thoroughfare. These aspects highlight London Road's role in preserving the historical and aesthetic integrity of the St Ives Conservation Area.

A defining feature of the character of London Road is the front boundary wall of the site which retains the building line and definition of the road. The proposal involves the widening of the entrance and retains the boundary wall.

The site is located between two grade II listed buildings, a detached villa, and end-of-terrace of which both are built from gault brick. The proposal does not impact the significance of the listed buildings and their setting.

The Planning (Listed buildings and conservation areas) Act 1990 s66 and s72 requires that the determining authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard to the preservation of the special architectural and historic interest of a listed building.

Conclusion

The proposal does not cause impact to the significance of the conservation area, and the proposals have special regard to the preservation and enhancement of the St Ives Conservation Area, and are therefore in accordance with ss. 72 of the Planning (LBCA) Act 1990, and also with policy LP 34 of the adopted Huntingdonshire Local Plan. The development is in accordance with the contents of paras 202 -221 of the NPPF.

Recommendation: Support

Signed…EChrystie-Lowe……Date…26/03/2025….. **Signed…lbrown……Date…10/4/25……..**