HUNTINGDONSHIRE DISTRICT COUNCIL

25/00901/LBC

OFFICER REPORT

Case No: **25/00901/LBC** **Listed Building Consent**

Proposal: **Construction of porch and oak frame conservatory linking house and annexe**

Location: **58 High Street Abbotsley St Neots**

Applicant: **Mr and Mrs Timothy Wass**

Grid Ref: **522966 256500**

DESCRIPTION OF SITE AND APPLICATION

58 High Street Is a grade II timber framed listed building with a thatched roof and finished in white render. It is located within the Abbotsley Conservation Area. The cottage is located on the Church Farm estate, in the village of Abbotsley and within the Abbotsley Conservation Area, with other listed buildings to the east, south-west and west.

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

The proposed works are for the construction of a porch and oak frame conservatory linking the house and annexe. It is noted that in response to Conservation Officer comments, revised plans have been received during the lifetime of the application. The revisions were for minor design details and therefore it was considered necessary to reconsult on the proposal.

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

0600862FUL - Erection of carport and shed – refused 16.06.32006
0600863PDE - Demolition of sheds/outbuildings (Listed Building Consent) – planning permission not required 04.07.2007
0603436FUL - Erection of carport and shed – permission granted 26.02.2007
0702991LBC – Internal alterations – consent granted 01.11.2007
1301058LBC - Crack damage repairs to external render and internally to wall and dining room floor – consent granted 17.09.2013
1400845FUL & 1400846LBC – Extension to kitchen – consent granted 30.07.2014
15/01452/HHFUL & 15/01453/LBC - Minor roof modification to an approved single side extension – consent granted 12.10.2015
22/00749/HHFUL - Construction of single storey garden room in rear garden – permission granted 14.09.2022
25/00899/HHFUL - Construction of porch and oak frame conservatory linking house and annexe – pending consideration

CONSULTATIONS

Abbotsley Parish Council recommends approval. It is noted that the proposal would have no impact on neighbouring properties and would not result in overlooking or a loss of privacy. The proposal would not result in loss of light or overshadowing and there would be no traffic implications. Councillors considered that it is well designed and the design would prevent the annexe from being used as a separate unit.

HDC Conservation Team – No objections. A pre-commencement condition is requested for the submission of the construction details of the proposed junction between the new link and the Listed Building. Samples of slate to be used should also be conditioned.

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.

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 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 construction of a porch and oak frame conservatory linking the house and annexe.

The Conservation Officer has considered the proposal and visited the site. It is noted that the outbuilding is already converted to habitable accommodation and an inspection suggests that this structure is of modern construction. Historic correspondence suggests that this was originally a garage. The proportions of the building, and the materials of construction suggest that this building is not considered to be a curtilage listed structure (pre-1948) and was likely remodelled post 2002 when the main house was repaired. Any works to the internal fabric of this building will therefore not result in harm.

The proposal is therefore assessed against the impact of the works on the fabric and setting of the principal house and on the impact on the Conservation Area.

A new porch will be created to the gable end of the outbuilding; the proportions of this structure reflect the proportions of the gable and will be treated in a boarded manner.

The works to the Listed Building will involve the removal of the open porch and bay window, these are modern additions to the building and their loss will not result in harm, the new link will fix to the fabric of the listed building, constructional details are therefore conditioned.

The detailed design of the link has been amended following discussions with the architect, the section of the link visible between the listed building and the garage has been scaled back so that the link is flat roofed and as light a touch on the listed building as possible. The alignment of the roof across the part of the link which relates to the outbuilding will be steeper to enable in line PV units to be installed. The framework of the glazed link will be in green oak which will reflect the materiality of the main building, and which will silver with time.

As the cottage was substantially repaired in 2002 it is likely that historic fabric will not be harmed by this proposal, the proposed extension is sympathetic to the design and significance of the Listed Building and the impact on the conservation area will be minimal.

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 harm will not be caused to either of these designated heritage assets because the works will have regard to the preservation and enhancement of the Abbotsley Conservation Area and the Listed Building.

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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CONTACT OFFICER:
Enquiries about this report to **Olivia Manton**