HUNTINGDONSHIRE DISTRICT COUNCIL

25/00899/HHFUL

OFFICER REPORT

Case No: **25/00899/HHFUL** **Householder (Full)**

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 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)
LP11: Design Context
LP12: Design Implementation

LP14: Amenity
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

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

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
25/00901/LBC - 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 support the application. 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, which will be associated with the Listed Building application. Samples of slate to be used will 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:
- Design and Visual Amenity and Impact on Heritage Assets
- Residential amenity

*Design and Visual Amenity and Impact on Heritage Assets

Policies LP11 and 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 application site is within the Abbotsley Conservation Area and within the curtilage of a listed building.

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. 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.

The proposal is for the construction of a porch and oak frame conservatory linking the house and annexe providing accommodation for family members.

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.

The dwelling is set back within a generous plot. Due to the position and nature of the proposal there will be limited views from the Conservation Area. 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.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

The dwelling is set back within a generous plot, with the proposed porch and oak frame conservatory to the east facing elevation, which faces into the plot and away from the public highway. Due to the size of the application site and the separation distance with neighbouring properties to both the east and west it is considered that there will be no significant detrimental impact upon the residential amenity of neighbouring properties to warrant a refusal of the application. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*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 designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours.

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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