OFFICER REPORT

Case No: 25/00733/LBC Listed Building Consent

Proposal: Second Floor alterations to bathroom,Removal of the Sauna & associated light weight surrounding studwork structures,Formation of proposed bathroom,Upgrade electrical installations,Installation of mechanical extraction

Location: 67 High Street Hemingford Grey Huntingdon

Applicant: Mr & Mrs Nick & Anna Balon

Grid Ref: 529136 270719

DESCRIPTION OF SITE AND APPLICATION

The application site at 67 High Street is occupied by a two and a half storey detached dwellinghouse located within a residential area in Hemingford Grey. The application site falls within the Hemingfords Conservation Area, with the building classed as a Grade IIS Listed Building alongside a number of Grade II Listed Buildings along High Street. The application site falls within Flood Zone 2 of the Environment Agency's Flood Map for Planning.

Listed Building Consent is sought for second floor alterations to bathroom, removal of the Sauna & associated light weight surrounding studwork structures, formation of proposed bathroom, upgrade electrical installations and the installation of mechanical extraction.

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

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)

LP34: Heritage Assets and their Settings

The Hemingfords Conservation Area Character Assessment (2008)

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

Given the historic nature of the property there is an extensive planning history associated with it. The history from 1979 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

02/00435/LBC - Internal alterations and erection of new dormer window. Alterations to roof (Consent)

1201463LBC - Restoration and repairs to house and garage. Replace conservatory roof, rear courtyard paved (2000), boat house thatched and re-ridged and summer house re-thatched 2011. (Consent)

23/01818/LBC - Install a mezzanine and heating to the existing art studio and alter the existing first floor bathroom to create a new shower room and bathroom (Consent)

CONSULTATIONS

Hemingford Grey Parish Council - No comment.

Historic England - Not offering advice, seek views of your specialist conservation advisors.

HDC Conservation Team - No objections subject to conditions, further comments in subsequent sections of this report.

REPRESENTATIONS

None received at the 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

The application site at 67 High Street is occupied by a detached Grade IIS Listed dwellinghouse located within the Hemingfords Conservation Area. The surrounding area depicts the character of a typical rural village, and there are a number of additional Listed Buildings in the vicinity of the application site and along High Street. The works which are proposed involve a number of internal alterations, including second floor alterations to the bathroom, the removal of the Sauna and associated light weight surrounding studwork structures, the formation of a proposed bathroom, upgrading electrical installations and the installation of mechanical extraction. These works are confined to the attic rooms internal to the dwelling and do not alter its external appearance.

In assessing works to a Listed Building and within a Conservation Area, it should be regarded that:

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 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. 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.

As this is the case, HDC's Conservation Officer have been consulted and having reviewed the documents raise no objections to the application, with their comments available to view in full on HD's Public Access Site and summarised below.

HDC's Conservation Officer begins by highlighting how the rooms which are to be altered as part of the proposals are of modern construction, with the alterations impacting predominantly modern fabric. As this is the case, the removal of the existing sauna and replacement with a new bathroom is unlikely to harm the historic fabric of the Listed Building. It is noted that the dropped ceiling may need to be repaired, and a concealed chimney breast runs up the middle of the northern gable. As such, the Conservation Officer recommends a condition that addresses any defects which are revealed within the historic fabric and works shall be agreed to repair such defects. Additionally, if a fireplace is uncovered as a result of the works, with the chimney breast currently concealed by modern boarding, this shall be preserved in order to retain the historic character of the Listed Building and help to enhance its special interest. Overall, it is determined that the works are unlikely to cause harm to the Grade IIS Listed Building.

Taking into account the level of detail provided with the application, alongside the above assessment and the comments received from HDC's Conservation Officer, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets, subject to conditions. The proposals are unlikely to cause any harm to the historic fabric or special interest of the Listed Building and as the works are internal, there will be no impact to the character or appearance of the Conservation Area. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Conclusion

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

* Would not have a harmful impact upon the designated heritage assets.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Josh France**