OFFICER REPORT

Case No: 25/00832/LBC Listed Building Consent

Proposal: Demolition of single storey extension and erection of 1.5 storey and single storey extension. Internal alterations and changes to fenestration

Location: 28 Church Lane Leighton Bromswold Huntingdon

Applicant: Mrs Nicki Bourlet

Grid Ref: 511622 275160

DESCRIPTION OF SITE AND APPLICATION

Primrose Cottage is a Grade II Listed Building located in the Leighton Bromswold Conservation Area and within Flood Zone 1. It is a timber framed two-bay dwelling built in the 18th Century built with a fashionable two storey double fronted design but in a nearly obsolete material for domestic dwellings of this period. The building was substantially rebuilt in the 1980s and the surviving framing is the most significant part of the building. It is within close proximity to several listed buildings, with the Grade II* Listed Castle House and earthworks opposite the application site and the Church of St Mary, Grade 1 Listed, Manor Farmhouse (Grade II Listed) and the Hundred stone (Grade II Listed) further west of the site.

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

The application is for the demolition of single storey extension and erection of 1.5 storey and single storey extension. Internal alterations and changes to fenestration.

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

8301723FUL – Extension and garage – permission granted 10.04.1984
8700479FUL - Alteration and extension to garage - permission granted 18.05.1987
89/00155/FUL - Erect a double garage - permission granted 14.031989
99/11561/LBC – Extension to dwelling – consent granted 22.12.1999
9901560FUL – Extension to dwelling - permission granted 16.12.1999
0600635FUL - Extension to dwelling and erection of entrance gate – permission granted 12.04.2006
0600636LBC – Extension to dwelling – consent granted 12.04.2006
0701693PDE - Conversion of garage to dining room and cloak room – planning permission not required 11.06.2007
25/70002/PREAPP - Demolition of existing single storey extension and erection of 1.5 storey and single storey extension. Internal alterations and changes to fenestration – Amber response
25/00831/HHFUL - Demolition of single storey extension and erection of 1.5 storey and single storey extension. Internal alterations and changes to fenestration – pending consideration

CONSULTATIONS

Leighton Bromswold Parish Council recommends approval. The Parish Council recommends approval of this application because the plans are proportionate to the existing property. The plans have been sympathetically drawn up and the will not detrimentally affect the character of the building or its environs.

HDC Conservation Team have no objections to the proposals. It is noted that the proposed reworking of the rear extensions is unlikely to cause harm to the significance of the listed building or impact the character or appearance of the Leighton Bromswold Conservation Area. Full joinery details are submitted and are acceptable. One condition for the submission of material samples of brick and roof covering is recommended.

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 demolition of single storey extension and erection of 1.5 storey and single storey extension. Internal alterations and changes to fenestration. The Conservation Officer has considered the proposal and noted that the building was substantially rebuilt in the 1980s and the surviving framing is the most significant part of the building. The extensions were constructed from the 1980s to 2006 and are dated in appearance; they have no historic or architectural interest.

The proposed rear extension is of a size and massing that will remain subordinate to the historic part of the listed building. It will only be visible as a roof slope from Church Lane and this will not harm the character and appearance of the conservation area.

The design of the main rear extension is contemporary, but the use of oak framing acknowledges the historic significance of the main building while being a welcome visual relief from the heavy appearance of the other brick extensions.

The principal impact of the proposals will be to the historic framing to allow access to the rear roof space. One stud will be relocated to enable access to the roof space of the extension which will be used for storage or as a dressing area. This is acceptable. The principal areas of alteration are

within the modern extensions which have no historical or architectural significance. Full joinery details are submitted and are acceptable. One condition will be secured for the submission of material samples of brick and roof covering.

It is considered that the proposed reworking of the rear extensions is unlikely to cause harm to the significance of the listed building or impact the character or appearance of the Leighton Bromswold 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. 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 are sympathetic to the curtilage listed building and will have a neutral impact on the significance of the conservation area and causes no harm to the significance of the listed building. The proposal will preserve the special interest of the listed building and enhance 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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CONTACT OFFICER:
Enquiries about this report to **Olivia Manton**