[redacted]

From: Leighton Bromswold <leightonbromsweldpc@hotmail.com>
Sent: 17 December 2024 11:23
To: DevelopmentControl
Cc: [redacted]
Subject: Planning application 24/01287/HHFUL - 4 Sheep Street - Parish Council comment

Categories: [redacted]

Dear Sirs,

I give below comments on a planning application of concern to Leighton Bromswold Parish Council. Due to a change in Clerk and difficulties with the computer and log in process, I am at the moment unable to register with HDC to submit comments through the portal. I apologise for this. I have made enquiries with the Planning Department and understand that comments in this format are acceptable.

Planning Application 24/02187/HHFUL - Erection of rear/side single storey extension, insertion of roof lights, new entrance portico, replacement sash and casement windows and demolition of prefabricated single storey garage and construction of new single storey garage and timber gates to secondary access.

Leighton Bromswold Parish Council recommends **refusal** of the above application on the following grounds –

1. Impact on Listed Buildings, particularly the Grade 1 Listed Parish Church and surrounding cluster of Listed Buildings, and the wider Conservation Area

2. Design, appearance and materials which are considered inappropriate for and not sympathetic to the setting at the centre of a cluster of Listed Buildings

3. Noise and disturbance resulting from use and location of proposed air source heat pump

4. Impact on visual amenity, including views into and out of the Conservation Area, the Grade 1 Listed Parish Church, and from Public Rights of Way.

   Number 4 Sheep Street (The Old Vicarage) is at the centre of a cluster of Listed Buildings, and is adjacent to the Grade 1 Listed St Mary's Church. Grade II Listed Buildings within this cluster include 3 Sheep Street (The Pightle), the village War Memorial, 4 The Avenue, 1 The Avenue and Manor Farmhouse, as well as the nearby Grade II* Castle House.

While 4 Sheep Street is not itself a Listed Building, it is integral to this cluster of Listed Buildings and to the wider Leighton Bromswold Conservation Area.

Huntingdonshire District Council's Conservation Area Character Statement (adopted March 1994) describes the Church as one of the 'main architectural landmarks' of the village, and as 'the most important building in the village, clearly visible on the ridge overlooking the southern and northern approaches to Leighton'.

Therefore, it is essential that the planning proposals for 4 Sheep Street are considered in the context of its setting in the Conservation Area and its location at the entrance to the village when approaching from the North. The Parish Council is pleased that the property is to be renovated and improved, however preservation of the character of the Conservation Area, protection of views into and out of the Conservation Area, and a sympathetic design which reflects and complements the historic surroundings, is considered essential.

The main elements to the planning application are each considered below.

1 – New entrance portico to house – the Parish Council considers the design is sympathetic to the existing house.

2 – Demolition and construction of replacement garage – overall the proposed design is considered acceptable as the size and design are broadly similar to that of the existing garage. However the Parish Council considers that the proposed solar roof panels on the front and rear elevations should not be permitted as these will impact on the views of the Grade 1 Listed Church from Sheep Street and the views from the Church out to the open countryside, therefore detracting from visual amenity and impacting on the Listed Buildings and Conservation Area.

3 - Widening of secondary access – the Parish Council considers this is acceptable.

4 - Air source heat pumps – the Parish Council considers that the proposed location of air source heat pumps, fixed to the building and clearly visible from Sheep Street, is inappropriate. Noise from the pumps where they are currently proposed will impact on the Conservation Area, particularly the Listed Building at Number 3 Sheep Street (The Pightle), which is directly opposite the proposed location of the heat pumps. There will also be an impact on visual amenity which will not be mitigated by the proposal to block up the existing handgate. The Parish Council recommends that if air source heat pumps are required, these should not be fixed to the building but should instead be located in a shed or similar away from views from the highway so they can be hidden and the impact on visual amenity and noise can be reduced substantially.

5 – Insertion of roof lights - the Parish Council considers that the proposed roof lights are not appropriate because of the visual impact these will have on views from the open countryside and Sheep Street towards the Conservation Area and Grade 1 Listed Church. They will be clearly visible from the Public Right of Way (PROW2) and when entering the village from the North towards Sheep Street. These can be removed from the proposals without impacting on the proposed use of the loft for storage.

6 – Rear/side single-storey extension – the Parish Council considers that the proposed rear/side single storey extension is not appropriate because of its large size and modern design, which are not sympathetic to the existing building or to its setting. The proposed wrap-around extension is too large and dominant and should be reduced in size and redesigned to be complementary to the existing building and more in keeping with its historic setting.

As currently designed, the extension will impact on views from the Church to the Conservation Area and open countryside, and on glimpse views of the Church from Sheep Street. It will impact on views into the Conservation Area from the Public Right of Way (PROW2) which crosses open countryside and then joins Sheep Street immediately behind the property. These views into and out of the Conservation Area , and of the Grade 1 Listed Church, have been enhanced following a recent storm which led to removal of trees on the North-Eastern boundary to the property (photos in the application were taken before the storm).

The extension as proposed wraps around the side of the front part of the property, and therefore impacts on the clean lines of the façade of the building. The proposed flat roof is not considered appropriate or in keeping with the current building or with its historic surroundings.

Any extension should be clearly subservient to the existing property, of a more sympathetic design, and of a lesser depth than the front part of the property, so that the visual attractiveness of the façade is maintained from the front. A smaller single-storey extension, with a reduced footprint, a more traditional design and a pitched rather than flat roof, is more likely to be sympathetic to the property, and have less visual impact on the Conservation Area and Grade 1 Listed Church.

Replacement sash and casement windows – replacement sash and casement windows should be of the same design as existing and made of timber as existing, rather than uPVC.

Therefore, Leighton Bromswold Parish Council recommends **refusal** of the above application on the following grounds –

1. Impact on Listed Buildings, particularly the Grade 1 Listed Parish Church and surrounding cluster of Listed Buildings, and on the wider Conservation Area.

2. Design, appearance and materials which are considered inappropriate for and not sympathetic to the setting at the centre of a cluster of Listed Buildings.

3. Noise and disturbance resulting from use and location of proposed air source heat pump.

4. Impact on visual amenity, including views into and out of the Conservation Area, the Grade 1 Listed Parish Church, neighbouring Listed Buildings and from Public Rights of Way.

I should be grateful if you would acknowledge receipt of these comments, sent on behalf of Leighton Bromswold Parish Council.

Yours faithfully,

[redacted] (Clerk, Leighton Bromswold Parish Council)