OFFICER REPORT

Case No: 25/00847/LBC Listed Building Consent

Proposal: Conversion of roof space into bedroom.

Location: Old Inn House Back Lane Holywell

Applicant: Mr and Mrs Stocker

Grid Ref: 534034 270779

DESCRIPTION OF SITE AND APPLICATION

The application site at Old Inn House, Back Lane is occupied by a one and a half-storey detached dwellinghouse located within a residential area in Holywell. The application site falls within the Holywell Conservation Area, with the dwelling classed as a Grade II Listed Building alongside a number of Grade II Listed Buildings along Back Lane. The application site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning.

Listed Building Consent is sought for the conversion of roof space into a bedroom.

This application is also accompanied by an application for Householder Planning Permission (25/00846/HHFUL).

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

Holywell Conservation Area Character Statement (1994)

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 1974 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

75/01359/FUL - EXTENSION THE OLD INN HOUSE HOLYWELL (Permission)

25/00846/HHFUL - Conversion of roof space into bedroom. (Pending Consideration)

CONSULTATIONS

Needingworth Parish Council - No objections

HDC Conservation Team - Support the application, further details in preceding sections of this report.

REPRESENTATIONS

East Croft Cottage, Back Lane, Holywell - Support the application, state the design is sympathetic with a new window only on the side facing into the Old Inn House garden, with no anticipation on it having any impact on them.

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 Old Inn House is occupied by a detached, Grade II Listed dwellinghouse located within a residential area in Holywell. The surrounding area depicts the character of a typical rural village, and there are a number of additional Listed Buildings along Back Lane, of which the application site is located along. The works which require Listed Building Consent concern the replacement of roof coverings on the dwelling. The proposed works involve the conversion of roof space into a bedroom, with the installation of a window on the eastern elevation.

In assessing works to a Listed Building, 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 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 team have been consulted and having reviewed the documents have made the following comments which have been summarised below and are available in full on HDC's Public Access Site:

HDC's Conservation Officer states how the gable for the proposed changes is largely concealed from public highways, and historic mapping indicates that the section of the dwelling proposed for the conversion is a modern addition. The Conservation Officer notes that previous planning applications document this in 1975 under reference 75/01359/FUL, and was completed before the property was formally listed in 1982. They state that the proposal to make changes to the modern extension annexe would cause minimal impact to the significance of the Listed Building and its setting, and therefore is acceptable in this regard.

Concerning the Holywell Conservation Area, the proposals, in particular the window, is determined to have a minimal impact on the character and appearance of the Conservation Area. The property is well-screened from public view due to its orientation and the existing tree cover along Back Lane and the village perimeter, meaning that the key vies and the significance of the neighbouring Briar Cottage remains unaffected.

Having regard to the above assessment by the HDC Conservation Officer and having undertaken a site visit, it is clear that the proposal is not considered to result in any harm to the significance of the Listed Building and Holywell Conservation Area. Therefore, given the detail provided with the application alongside the supportive comments from the specialists, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. 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**