OFFICER REPORT

Case No: 25/00775/LBC Listed Building Consent

Proposal: Proposed replacement greenhouse (retrospective)

Location: Hemingford Park Hall Hemingford Park Common Lane

Applicant: Dr Phil Kaziewicz

Grid Ref: 527610 270937

DESCRIPTION OF SITE AND APPLICATION

Hemingford Park Hall is a Grade ll* Listed private residence situated within generous grounds to the south-west of Hemingford Abbots and within the Hemingfords Conservation Area (CA). There are other Grade ll Listed Buildings within the grounds and some structures (given their relationship and construction date) are considered to be curtilage listed. This is relevant to the application being considered as the greenhouse is connected to the curtilage listed wall.

In terms of other constraints, there are some trees subject to Preservation Orders to the north-eastern access to the site (from Common Lane) and, given the location within the CA, any trees within the site are afforded formal protection. However, in this case Officers are satisfied that there are no trees in the immediate vicinity and, given that this application relates to retention of the greenhouse Officers are satisfied that no trees will be affected. The site is also within Flood Zone 1 and has a low risk of flooding as per the most recent Environmental Agency Flood Risk Maps and Data.

As alluded to above, this application seeks consent for the retention of the existing greenhouse for use related solely to the residential use of the dwelling know as Hemingford Park Hall. The structure has been erected without the relevant permission/consent and this application follows consultation with Officers at HDC.

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

A separate application for planning permission (25/00767/HHFUL) accompanies this application.

This application follows previous refusals on 22/02453/HHFUL and 23/00716/LBC.

Both applications were refused for the following reason:

1. The greenhouse structure by virtue of its scale, design and use of materials is considered to be an incongruous addition in the presence of a designated heritage asset which does not respond positively to context nor integrate with surrounding buildings or the wider space in which it is located. It is therefore considered to be contrary to Policies LP2, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the NPPF (2023) and parts C1, C2, I1 and I2 of the National Design Guide (2021).

2. The building by virtue of its scale, design and use of materials and having due regard to the comments from the Conservation Team would be harmful to the setting of the Listed Buildings and the Conservation Area. It fails to preserve or enhance the setting of the

Listed Buildings or the Conservation Area and there is no public benefit identified such to outweigh the harm. It is therefore considered to be contrary to Policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036, Sections 66 and 72 of the Planning, Listed Buildings and Conservation Area Act (1990), the provisions of the NPPF (2023) and part C2 of the National Design Guide (2021).

The current submission seeks to regularise the greenhouse, addressing the issues identified in previous decisions. The main changes are:

- Reflective glazing has been remove
- Attempts to reduce the visual impact
- Further justification in respect of the overall design provided to demonstrate that it closely reflects the historic character and proportions of the original 19th-century vinery. The application is supported by an updated Design & Access Statement and Heritage Statement.

NATIONAL GUIDANCE

The National Planning Policy Framework (2024) (NPPF) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the 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 Local Plan to 2036 (Adopted 15/05/2019)

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

PLANNING HISTORY

22/02453/HHFUL and 23/00716/LBC: Retention of greenhouse for uses solely incidental to the residential use of the main dwellinghouse

CONSULTATIONS

Hemingford Parish Council: HAPC resolved neither for nor against this application, though we would like to raise the point that the air1conditioning units are still clearly showing on some photographs the application pack; therefore we would like confirmation that these have been removed as stated elsewhere in writing in the application.

Conservation Team: It is acknowledged that the removal of the tinted glazing and air conditioning units has helped alleviate its domestic modern appearance and allow views through the building which helps reduce its apparent massing. However, The overall scale and design of the greenhouse remains unchanged. it is an overtly modern structure that lacks the material quality of timber, brick and cast iron glasshouses. The expanse of glazing reaching floor level on all sides omits the near ubiquitous brick plinth or panelled apron of period structures which forms a great part of their character. It is agreed that the structure has a marginal impact on the character and appearance of the conservation area as it is forms a minor part of that heritage asset and is not in a significant visible location. The Conservation Team therefore has objections to the design and materials of the 'as built' glasshouse. The harm to the setting of the listed building is less than substantial and with the revisions to the structure the impact is closer to neutral.

Historic England: No comment.

REPRESENTATIONS

None received.

SUMMARY OF ISSUES

* Design, Visual Amenity and Impact upon Heritage Assets

The application site, relates to the Grade ll* Listed Hemingford Park Hall which is also within the Hemingford's Conservation Area. The wider site contains some separate Grade ll Listed outbuildings with additional curtilage listed structures.

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.

Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built environment. Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.

This application follows previous refusals on 22/02453/HHFUL and 23/00716/LBC.

Both applications were refused for the following reasons:

1. The greenhouse structure by virtue of its scale, design and use of materials is considered to be an incongruous addition in the presence of a designated heritage asset which does

not respond positively to context nor integrate with surrounding buildings or the wider space in which it is located. It is therefore considered to be contrary to Policies LP2, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the NPPF (2023) and parts C1, C2, I1 and I2 of the National Design Guide (2021).

2. The building by virtue of its scale, design and use of materials and having due regard to the comments from the Conservation Team would be harmful to the setting of the Listed Buildings and the Conservation Area. It fails to preserve or enhance the setting of the Listed Buildings or the Conservation Area and there is no public benefit identified such to outweigh the harm. It is therefore considered to be contrary to Policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036, Sections 66 and 72 of the Planning, Listed Buildings and Conservation Area Act (1990), the provisions of the NPPF (2023) and part C2 of the National Design Guide (2021).

The proposal seeks planning permission and listed building consent to retain a greenhouse. The greenhouse itself is a lean-to structure, constructed of metal framing with glazed roof and wall panels.

Following previous concerns raised by the Council, the reflective film attached to the glazing has been removed.

Two air-conditioning units (one at either end of the greenhouse) that were attached to the garden wall have now been removed.

The Council's Conservation Team have been consulted as part of the application. It is acknowledged that the removal of the tinted glazing and air conditioning units has helped alleviate its domestic modern appearance and allow views through the building which helps reduce its apparent massing. However, The overall scale and design of the greenhouse remains unchanged. it is an overtly modern structure that lacks the material quality of timber, brick and cast iron glasshouses. The expanse of glazing reaching floor level on all sides omits the near ubiquitous brick plinth or panelled apron of period structures which forms a great part of their character. It is agreed that the structure has a marginal impact on the character and appearance of the conservation area as it is forms a minor part of that heritage asset and is not in a significant visible location. The Conservation Team therefore has objections to the design and materials of the 'as built' glasshouse. The harm to the setting of the listed building is less than substantial and with the revisions to the structure the impact is closer to neutral.

These comments are duly noted.

The applicant has set out that the greenhouse has been designed with sensitivity to both the walled garden structure and the wider setting of the Hall. As demonstrated in the submitted Heritage Statement, the structure broadly reflects the position and proportions of a historic glasshouse previously attached to this section of the wall. The document identifies visible residual paint marks on the brickwork, as well as cartographic evidence from 19th and early 20th century mapping, which corroborates the historical presence of a vinery in this location. The building is constructed with a metal frame and glazed panels, typical of traditional glasshouse design. It replaces a smaller 20th-century structure, but more closely reflects the original 19th-century vinery in terms of footprint, height and proportions. The Design & Access Statement provides visual and dimensional evidence of this continuity, including mapping overlays and photographic comparisons. Importantly, the height of the greenhouse remains well below that of the enclosing wall, ensuring a subservient form and preserving the dominant visual character of the walled enclosure. The design approach has been refined in response to earlier concerns, particularly through the removal of reflective glazing, which has been replaced with a matt finish glass that is visually recessive and reduces any perception of prominence or glare. As demonstrated in the supporting Heritage Statement, the removal of the reflective film from the glazing significantly reduces the greenhouse's visual impact, particularly when viewed from within the walled garden.

These refinements also contribute positively to the building's ability to sit comfortably within a historically sensitive and enclosed space.

Officers agree that the removal of the reflective glazing now allows views through to the curtilage listed wall, create a more lightweight structure and significantly reduces the greenhouses visual impact. Whilst there appears to be a difference in opinion on the appropriateness of materials between the applicant and the Conservation Team, it is considered that the applicant has provided an acceptable level of justification in terms of design, scale and materials when considered against previous structures and other 20th century style glass house design. The removal of the air con units are a further improvement in the terms of visual impact.

It is considered that the applicant has sufficiently addressed the previous reasons for refusal and that the greenhouse would not result in harm to the significance of the heritage assets. The proposal therefore complies with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Sections 66 and 72 of the Planning, Listed Buildings and Conservation Area Act (1990), the provisions of the NPPF (2023) and part C2 of the National Design Guide (2021).

Conclusion

*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 **Lewis Tomlinson**