OFFICER REPORT

Case No: 25/00826/LBC **Listed Building Consent**

Proposal: **Proposed conversion of vacant upper-floor office space into 4 residential dwellings, with the existing ground floor retail unit to remain in its current use and unchanged.**

Location: **9 The Pavement St Ives PE27 5AD**

Applicant: **Mr Damian Howard**

Grid Ref: **531443 271239**

DESCRIPTION OF SITE AND APPLICATION

This Listed Building consent application seeks approval for the conversion of upper floor office space into four residential dwellings, with the existing ground floor retail unit to remain in its current use and unchanged at No. 9 The Pavement, St Ives. The proposal also involves the removal of an existing fire-escape door, the insertion of new windows and doors as well as the alteration and replacement to existing windows.

The site comprises an existing three-storey property of a gable-end design with a modern shopfront and two-storey gables extending to the rear. The application is located within the Primary Shopping Area and Primary Shopping Frontage of the St Ives Town Centre. No. 9 The Pavement is a Grade II Listed Building located within the St Ives Conservation Area. It forms a cohesive group of listed buildings in the immediate vicinity, including Nos. 5 to 10 (consecutive) and No. 12, collectively known as The Corn Exchange, which contribute to the architectural and historical significance of the area.

The Local Planning Authority is also considering a full planning application for the same development (Reference 25/00825/FUL).
Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP11: Design Context
LP12: Design Implementation
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form

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

RELEVANT PLANNING HISTORY

25/00825/FUL - Proposed conversion of vacant upper-floor office space into four residential dwellings, with the existing ground floor retail unit to remain in its current use and unchanged - Pending consideration.

CONSULTATIONS

St Ives Town Council - Recommends support but wishes to raise concerns over the fire escape measures. It was discussed that the development of new housing at the site would be welcomed and help rejuvenate the town centre. Members noted the front properties would not be located near a viable fire exit route and expressed their concerns about this.

Officer Response:- The issue of fires escapes is covered by other legislation and is not a matter for consideration as part of a Listed Building Conset application.

Huntingdonshire District Council's Conservation Officer - No objections, subject to the imposition of conditions on any permission granted. The scheme would preserve the historic parts of the building while reinstating those areas subject to unauthorised works.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design, Visual Amenity and Impact on Heritage Assets

*Design, Visual Amenity and Impact on Heritage Assets

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This application seeks approval for the conversion of upper floors at No. 9 The Pavement, St Ives from office to four residential units alongside associated works including the removal of an existing fire-escape door, the insertion of new windows and doors as well as the alteration and replacement to existing windows. The property is a Grade II Listed Building and is located within the St Ives Conservation Area.

The upper-floor areas over the front of the shop have been cleared without consent and are now open plan with very little of architectural or historic interest left, except for the facade. The proposal would see the reinstatement of internal partitions in these spaces which broadly reflect those granted consent under 01333/89LB. The new walls would re-establish the historic floor plan with the new rooms respecting existing chimney stacks, that allow the reinstatement of the fireplaces, which were removed and blocked without consent.

The proposal involves replacing existing glazing to all windows on the front and side elevations to double glazing and the installation of new glazing beads to match the original profiles. On the south-east side elevation, it is proposed to insert a new window (to match that it is adjacent to), insert two new doors and replace windows in the bay window. Alterations to the rear elevation include the installation of two new sash windows and an access door. The proposed alterations to the fenestration across the building is considered to be acceptable as it would match and reflect that of the existing property as well as properties in the immediate vicinity, subject to the imposition of conditions on any consent to agree specific details. Furthermore, the replacement of the uPVC bay window would be of benefit to the Listed Building.

The proposals are considered to be acceptable and a viable use for the Listed Building. The works of alteration should not unduly harm its special interest as existing historic features will be preserved and the reinstatement of historic floor plans will benefit future understanding of the building. A condition would be imposed on any consent granted to ensure the second floor fireplaces of Apartment C 'Living Room' and 'Bedroom 01' are reinstated with suitable period, reclaimed or reconstructed, fireplaces and surrounds. This will reinforce the domestic the character of these rooms which is of significance to the evolution of the Listed Building.

There are no details regarding the application of internal insulation or of internal details such as doors, skirting boards, architraves; these should be secured by condition.

Paragraph 212 of the National Planning Policy Framework states 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. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Council's Conservation Officer has concluded that the proposals are acceptable and a viable use for the building. Furthermore, the scheme would preserve the historic parts of the building while reinstating those areas subject to unauthorised works.

The development is therefore considered to be acceptable with regard to its impact on the designated heritage assets and therefore accords with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP2, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2024) in this regard.

*Conclusion

The proposed works are considered to be compliant with the relevant national and local policy as they:

* Would not be harmful to the character and appearance of the area;
* 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:
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