HUNTINGDONSHIRE DISTRICT COUNCIL

25/00283/LBC

OFFICER REPORT

Case No: **25/00283/LBC** **Listed Building Consent**

Proposal: **Demolish of section of wall that lies within the Curtilage of York House in order to install a hardwood gate to access garden.**

Location: **York House Bluntisham Road Colne**

Applicant: **Mr Andrew Webb**

Grid Ref: **537124 275767**

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by York House, a Grade II Listed Building located on Bluntisham Road in Colne.

The application seeks Listed Building Consent for the demolition of section of wall that lies within the Curtilage of York House in order to install a hardwood gate to access garden.

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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 are also relevant and material considerations.

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

PLANNING POLICIES

Planning (Listed Buildings and Conservation Areas) Act 1990

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
*LP34: Heritage Assets and their Settings

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

RELEVANT PLANNING HISTORY

83/01282/FUL - CHANGE OF USE TO SALE OF ANTIQUES – Permission

87/02061/FUL - Change of use from farm buildings to 3 dwellings – Refused

8700651LBC - Conversion and part demolition of outbuildings to form 3 dwellings – Refused

88/00053/LBC - Alterations and part demolition to form dwelling,
Stable Yard, adj. York House, Bluntisham Road, Colne – Consent

88/00098/FUL - Conversion of stable buildings to dwelling,
adj. York House, Bluntisham Road, Colne – Permission

89/01036/LBC - Part demolition and conversion of pair of barns to residential dwellings – Consent

93/01273/LBC - Alterations and partial demolition to convert barns to two dwellings. Rear of York House, Bluntisham Road, Colne. – Consent

93/01122/S73 - Renewal of permission for change of use from farm buildings to 2 dwellings incorporating alterations & extensions
Adj. to York House, Bluntisham Road, Colne. – Permission

93/00276/LBC - Part demolition and alterations – Consent

93/00166/S73 - Renewal of permission for the conversion of stable buildings to dwelling. adj. York House, Bluntisham Road, Colne. – Permission

CONSULTATIONS

Colne Parish Council are in favour of the project. It doesn't contravene any policies that the Council are aware of and if the gate is to be the only access point to the garden, then the project should go ahead.

HDC Conservation Team – Support the proposals, subject to a condition securing manufacturers details of the proposed gate.

REPRESENTATIONS

5 comments have been received from neighbouring sites:
- It would be a shame to break up the appearance of the wall which is a prominent listed feature in the village
- Given the extent of York House garden and boundaries, I believe that if additional access is now required for large agricultural equipment, then this could be achieved via one of many other options which would not involve spoiling the listed feature
- If permission is granted, can it be stipulated that in the interest of public safety, during completion of works, a temporary footpath is created with traffic management, because this is the only section of footpath serving both Bluntisham and Colne villages.
- Our primary concern is the impact this proposed entrance would cause to the pedestrian traffic along the narrow footpath adjacent to this very bust through road. The narrow footpath is in constant use with school children, young mothers with prams/pushchairs as well as many young and elderly pet owners.

- Should the application be approved, can we be assured that the entrance would be adequately splayed to ensure visibility and safety and that any proposed new brickwork would be properly in keeping with the style, quality and type of this much valued, beautiful listed wall.
- The section of wall identified is not listed but falls within the curtilage of a listed building, hence the LBC. It is also of newer design with red brick and cement mortar so is clearly of newer build.
- The gate design chosen will match that of the existing driveway gates and will seamlessly blend into the existing wall.
- The location chosen also means that there will be no requirement to remove any mature trees or hedges.
- The proposed gate is purely for the owner to access his garden for the purpose of maintenance/lawn mowing which will be required approximately one a week during the summer months. Impact to pedestrians will therefore be minimal.
- As per the decision of the Parish Council, I support this application.
- we have no objection to the installation of a wooden gate which will allow access for a small ride on lawnmower and the removal of green waste.
- We cannot find any restrictive listed orders for this wall.
- As this I currently the only way of gaining access to an extensive garden, we are in favour of the application.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
* Impact on Heritage Assets

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that in determining applications, Local Planning Authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 210). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset (Para 212).

The Planning (Listed buildings and conservation areas) Act 1990 s66 and s72 requires that the determining authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard to the preservation of the special architectural and historic interest of a listed building this includes their setting.

York House is a Grade II listed building located on Bluntisham Road in Colne. The boundary wall is protected within the curtilage of the principal building, York House.

The proposal is to remove a section of boundary wall and insert a garden gate. The boundary wall is constructed of two separate phases. The southern section is constructed of red brick which probably pre-dates the house and the northern section is built of post war common bricks which are minimally toothed into the earlier wall. The applicant suggest that this later wall replaces iron railings removed during the war. The 1888 OS map shows a large glass conservatory on the southern side of the house and a formal continuation of the grounds on the other side of the road. It is therefore plausible that there were railings opposite the conservatory to allow views to the east. The mid-20th century part of the wall is of little architectural or historic interest and therefore there are no objections to the creation of an opening and installation of a gate in this wall, subject to securing manufacturing details of the proposed gate.

It is therefore considered that the proposals would not result in unacceptable harm to the Grade II Listed Building or curtilage listed wall and the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, and also with Policy LP34 of the adopted Huntingdonshire's

Local Plan. The development is in accordance with the contents of paras 202 -221 of the NPPF 2024.

Other matters

Comments received from neighbouring sites are noted, however, matters such as highway safety are not a consideration for a Listed Building Consent application. Listed building consent is a type of planning control, which protects buildings of special architectural or historical interest. These controls are in addition to any planning regulations which may apply. In this instance, a separate planning application is required for the proposed gate whereby any potential highways matters would be considered. The applicant has been advised of the need to obtain planning permission for the works.

Comments made regarding the brickwork are also noted. The proposal looks to demolish part of the wall to insert a gate and make good. No new brickwork looks to be proposed. HDC's Conservation Officer has assessed the application and has raised no objections to the proposal as the gate would be inserted in the mid-20th century part of the wall which is of little architectural or historic interest.

Conclusion

The proposed works are considered to be compliant with the relevant national and local policy and would not result in unacceptable harm to the Grade II Listed Building or curtilage listed wall.

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.

CONTACT OFFICER:
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