OFFICER REPORT

Case No: 25/01124/LBC Listed Building Consent

Proposal: Listed Building Consent Application for single storey rear extension and replacement of bi-fold doors with bay window on southern elevation. Permanent gazebo and replacement shed within the rear garden

Location: 188 High Street Offord Cluny St Neots

Applicant: Kath Howell

Grid Ref: 521944 267246

DESCRIPTION OF SITE AND APPLICATION

Number 188 High Street is a Grade II Listed Building which stands within the Offord Cluny Conservation Area. It is a cottage with shop at the south end, dating from the late 18th or early 19th century. Of gault brick with a steeply pitched tiled roof with ridge stack and of two storeys with three front windows, one blocked, at first floor and segmental arches to windows and doors. It also stands near to a number of Listed Buildings to the north and south along the High Street.

The proposed works are for a single storey rear extension and replacement of bi-fold doors with bay window on southern elevation. Permanent gazebo and replacement shed within the rear garden. It is noted that revised plans were received during the lifetime of the application, however these were to address Conservation concerns and were for minor design details and therefore it was not considered necessary to reconsult on the application.

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 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)

LP12: Design Implementation
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles – Part 3.8 Building Detailing

Offord Cluny Conservation Area Character Statement (October 2003)

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

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING HISTORY

8300692LBC - Total Demolition. Replace with new dwelling – Refused 25.07.1983
8300698OUT - Residential development following demolition – Refused 25.07.1983
84/01552/LBC - Total demolition – Refused 01.09.1986
87/00434/LBC - New windows and renovation works – Consent granted 02.10.1987
1100022LBC - Replacement of window with French doors – Consent granted 13.04.2011
25/01130/HHFUL - Single storey rear extension and replacement of bi-fold doors with bay window on southern elevation. Permanent gazebo and replacement shed within the rear garden – Pending consideration

CONSULTATIONS

Offord Cluny & Offord D'Arcy Parish Council recommends approval, noting that the development will not be visible from the street and, if matching materials to the existing building are used, will not be noticeable so will complement the existing building, avoiding any harm to its significance in accordance with LP34 – Heritage Assets and their Settings. The proposed extension will enable the property to continue its use as a functional home ensuring ongoing investment in its upkeep and preservation.

HDC Conservation Team – Support the proposal, with a condition.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

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

* Impact on Heritage Assets

Policy LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents.

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 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.

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 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.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

Listed building consent is sought for a single storey rear extension and replacement of bi-fold doors with bay window on southern elevation. Permanent gazebo and replacement shed within the rear garden.

The Conservation Officer has considered the proposal and their comments are given below.

The existing rear wing of Number 188 appears to be a historic part of the Listed Building, as the existing main house and rear wing are both recorded on the historic 1880, 1900, and 1920 Ordnance Survey maps and the building appears historically to have enclosed two sides of a rear yard. On current maps the existing rear wing is shown as slightly longer than the 1920 map but in other respects it appears the same, which suggests that alterations to it have previously been carried out.

The applicant proposes to add a short, single storey rear extension to adjoin the rear (west) end of the existing rear wing. The proposed roofline follows that of the existing rear wing and there is a lean to style addition on the north side of the new extension in the narrow gap behind the neighbour's garage. The proposed extension is to be constructed using facing brickwork and plain clay roof tiles, rainwater goods and soffits to match the existing and is intended to incorporate the footprint of the existing lean to which adjoins the north side of the existing rear wing. The applicant also proposes to replace the existing modern double doors on the south elevation with a new bay window. To the interior the proposed extension includes a small mezzanine floor and construction details have been submitted.

The proposed extension is constructed using clay roof tiles according to the proposed elevation and plan drawings. However, the lean to feature has a shallow roof slope which is unlikely to be suitable for the use of clay roof tiles. Therefore, details of the proposed roofing materials of the lean to feature of the new extension including the junctions with the rest of the roof of the building is required to be submitted together with a sample of roofing material for approval prior to commencement of works to the roof of the new extension. This will be secured by condition.

Number 188 stands close to the unlisted neighbouring property at 190 High Street, with the side extension of Number 190 running alongside the existing rear wing of Number 188, almost filling the space between the two buildings. The existing timber lean to on the north side of the existing rear wing of No 188 also stands within the space between the two buildings and immediately to the rear of the neighbour's side extension. In these circumstances, and in this location, the retention and incorporation of a lean to type feature along the north side of the proposed rear extension is not considered harmful. To differentiate the main rear wing of the building from the lean to feature within the rear elevation of the rear wing, the rear elevation of the lean to feature should incorporate a setback within its brickwork of a minimum of one brick depth which has been provided with revised plans and therefore a condition to secure this detail is no longer required.

Overall, the proposals maintain the relationship of the existing rear wing with the main house and its existing contribution to the character and the architectural and historic interest of the Listed Building.

The proposals are also considered to maintain the contribution which the existing building makes to the character, appearance and significance of the Conservation Area as a historic building which forms part of the development pattern and history of the village.

Officers have had special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. It is considered that harm will not be caused to this designated heritage asset as the proposed works will preserve the listed building and its setting. The proposal, therefore, accords with ss. 16, 66 & 72 of the Planning (LBCA) Act 1990, paragraphs 202-221 of the NPPF (2023), Policies LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

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

* 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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