OFFICER REPORT

Case No: 25/00787/HHFUL **Householder (Full)**

Proposal: For the creation of a shed, entrance gate posts, fencing and solar panels along the western roof

Location: Glatton Hall Glatton Ways Glatton

Applicant: Mr Miles Stephenson

Grid Ref: 515474 286230

DESCRIPTION OF SITE AND APPLICATION

The property is a substantial 19th Century house set within generous grounds; formally a residential care home and now a private dwelling. It is considered to be an important building of high status within the village of Glatton. The land to the west of the existing access and the tree belts throughout the property are subject to a Tree Preservation Order 003/96.

The property is located in a Conservation Area, is a non-designated heritage asset and is in close proximity to a number of Listed Buildings - including the Grade I Listed Building of the Church of St Nicholas.

This application seeks permission for the erection of an outbuilding, entrance gate posts, fencing and solar panels along the western roof of the main dwellinghouse of Glatton Hall. The use of the proposed outbuilding is not confirmed in the application.

The application has been accompanied by a Design and Access and Heritage Statement, including an Arboricultural Method Statement.
The Design, Access and Heritage Statement appears to suggest that the size, location and type of outbuilding would be permitted Development. However, from the information available within the application it would appear that the outbuilding does not benefit from Permitted Development as it is situated on land forward of a wall forming the principal elevation of the original dwelling house, and is therefore contrary to Schedule 2, Part 1, Class E of The Town and Country Planning (general Permitted Development) (England) Order 2015 (as amended).

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.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP34: Heritage Assets and their Settings

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Strategic Flood Risk Assessment (2024)
Huntingdonshire Design Guide Supplementary Planning Document (2017)
Huntingdonshire Landscape and Townscape SPD (2022)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

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

RELEVANT PLANNING HISTORY

21/00210/HHFUL - Erection of new tractor and car garage and store, the creation of a new brick wall. Demolition of existing tractor garage and store shed and a large reduction in hard landscaping with removal of walls, fences, paths and patios - Approved.

20/00961/FUL - Change of use C2 to C3. Conversion of former care home to 11 bedroom home with 2 car garage - Approved

CONSULTATIONS

Glatton Parish Council - Recommend approval. The incorporation of the solar panels are proposed in a sensitive manner and the shed is sensibly sized and located. The size and scale of the proposed posts and gates are benefitting of the hall.

Huntingdonshire District Council Conservation Officer - Objects to the proposed development due to insufficient information.

Huntingdonshire District Council Tree Officer - Objects to the proposed development due to insufficient information.

REPRESENTATIONS

Two letters of representation were received during the course of the application. These are not objecting to the application as such but make the following comments:-

- Shed has already been erected and is visible from windows in Stags Holt Lodge
- Unclear on use of shed
- Support metal fence on southern boundary - this will require a pedestrian gate to allow access to service gas tank
- Supports proposed entrance gates - grander and more in keeping with the building and village environment
- Unclear on location of fence or distance of car port from boundary as not clear on the plans

Officer Note - reference has been made to a car port in one of the letters of representation - however, whilst a car port structure is shown in one of the proposed plans, this has not been applied for and there is no reference to a car port in the submitted application form.

SUMMARY OF ISSUES

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

o Design, Visual Amenity and Impact on Heritage Assets
o Residential Amenity
o Trees

* Design and Visual Amenity

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. The Local Planning Authority is also required to ensure that with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the erection of an outbuilding, entrance gate posts, fencing and the installation of solar panels on the western roof slope of Glatton Hall, Glatton Ways, Glatton. The property is a non-designated heritage asset, situated within the Glatton Conservation Area and is in close proximity to a number of Listed Buildings (including the Grade I Listed Building of the Church of St Nicholas).

Although Glatton Hall is not a Listed Building, it is considered that the building is a non-designated heritage asset that positively contributes to the character and appearance of the Conservation Area. Its significance as a non-designated heritage asset lies in its history, architectural appearance, location, its imposing size and spacious setting inside the Village Conservation Area.

The application has various elements as follows:-

- Outbuilding/shed

The proposed location and appearance of the outbuilding/shed is not entirely clear from the submitted information (contradictory and misaligned information on proposed plans and within the accompanying documentation) and as such, the potential impact on the Conservation Area cannot be fully assessed. It would appear that the building may have already been erected on the site and therefore this element of the proposal is potentially retrospective. However, the plans of the garden shed submitted with the application do not match the outbuilding constructed on site (the constructed building has a gabled front and rear elevation which does not match the plans). Notwithstanding this, the location of a shed with a glazed roof within the front garden of Glatton Hall between the Hall and the road is likely to be considered harmful to the character and appearance of the Conservation Area. Although the building may be well screened, and therefore the impact mitigated, it is not possible to make a fully informed decision on the basis of the information submitted.

- Gate Piers

With regards to the proposed gate piers and gates, full details and drawings of the proposals have not been submitted but their location is marked on the site plan and they are described in the Design, Access and Heritage Statement as 3m high plus 1m ornamentation with automated gates which will be set back slightly from the entrance onto Glatton Ways at the entrance to the drive. Although photographs of other gates/piers in other locations and of buried bricks are included in the Statement, there is no information that the proposed gate piers and gates would reinstate and copy former gate piers and gates at this location.

The brick gate posts, 3m high plus 1m ornamentation proposed to be built at the driveway entrance are not considered to be characteristic of this location and the contribution which it makes to the Conservation Area. The dominant character is that of a green, rural road with trees and grass verges and this entrance to Glatton Hall is located at the approach into the village and Conservation Area. In general, existing entrances and boundaries nearby in Glatton have low timber fencing or hedges and open entranceways. Whilst the comments from neighbours and the Parish Council regarding the size and scale of the proposed posts and gates being benefitting of the hall and its grandeur are noted, the proposal (on the basis of the limited information submitted) is considered out of keeping with the character and appearance of the Conservation Area.

- Solar Panels

With regard to the proposed solar panels, although it is unlisted, Gatton Hall is considered to contribute positively to the historic and evidential values of the significance of the Conservation Area as well as its character and appearance. It forms part of the historic group of buildings at the centre of the village of Glatton (including Listed Buildings The Church; a number of Memorials and Tombs within the Churchyard; Church Cottage, The Green; 1 High Haden Road; 4 to 8 High Haden Road) and contributes to their settings.

Full details including detailed scale drawings, design, materials, finish, fixings etc have not been submitted. Details of the installation sufficient to assess the potential impact on any heritage assets affected have not been submitted. However, the proposed installation of solar panels, introduces a series of modern, utilitarian, black, glossy features which almost fill the area of the roofslope of the historic two storey west wing so this proposal is not considered to preserve the character of Glatton Hall and the existing contribution which it makes to the Conservation Area. In addition, the west wing is a two-storey wing of the building which is visible from The Green and is seen within the context of the roofscape of Glatton Hall and its tall chimneys as a historic element characteristic of the style and age of the Hall and which contributes to the settings of the Listed Buildings west of Glatton Hall. The addition of the proposed solar panels conflict with the character and appearance of this historic building and are not sympathetic to its design, style or materials. Accordingly the proposal is not considered to preserve the significance, character and appearance of the Conservation Area, nor the settings of the Listed Buildings to the west of Glatton Hall.

- Fencing

No specific details have been submitted in relation to the proposed fencing. Reference is made in the Design, Access and Heritage Statement to proposed replacement fencing but the location and extent of the existing and proposed fencing is not specified and therefore the potential impact on the character and appearance of the area or any heritage assets cannot be assessed.

Overall, given the lack of information, the Local Planning Authority are not able to fully assess the proposal and its visual impact or impact on heritage assets, as required by the NPPF. However, for the reasons outlined, the proposals are considered harmful to the significance of the Conservation Area and its character and appearance, and also the settings of the Listed Buildings identified above.
Although the harm is considered to be 'less than substantial' there does not appear to be sufficient public benefit from the proposals to outweigh the harm.

As such, the proposed development is deemed to be contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Sections 12 and 16 of the National Planning Policy Framework (2024) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

The proposed outbuilding would be located in the south-west corner of the application site, adjacent to Stags Holt Lodge, No. 9 Glatton Ways. However, given the small scale of the proposed outbuilding and distance to the shared boundary, the Local Planning Authority are satisfied that the proposal would not result in any detrimental impacts on the neighbouring properties amenities.

The use of the shed has not been confirmed in the application, however, given the size, scale and location, it is unlikely to result in detrimental impacts on residential amenities and a condition ensuring it remains ancillary to the main dwelling can be imposed on any permission granted.

The remaining element of the proposed development are considered to be small in scale and an adequate distance from any neighbouring properties so as to not result in any detrimental impacts.

As such, the proposal is deemed to be acceptable in relation to impacts on neighbouring amenity and therefore in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Trees

Policy LP31 of the adopted Huntingdonshire Local Plan to 2036 states that a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

The application site is situated within the Glatton Conservation Area and therefore the trees within and adjacent to the site are protected accordingly. There are also Tree Preservation Orders in place at the property. This application has been accompanied by an Arboricultural Method Statement.

With regard to the proposed outbuilding, aerial mapping indicates it to be located within a significant group of trees protected under Group TPO 003/96. However, there is no indication of the type of foundation to be used, how the works/materials will be transported to site, whether any trees need to be removed, whether any tree surgery is required and whether there is any encroachment into Root Protection Areas. As such, the Local Planning Authority are not able to fully assess the impact of the proposal on the existing, protected trees.

The submitted Arboricultural Method Statement indicates that NJUG Guidelines would be used BS5837:2012 or any replacement should be used. NJUG Guidance is for the installation of utilities such as broadband and powerlines, not domestic construction projects and therefore not considered appropriate in this instance.

As such, due to the lack of appropriate information, the Local Planning Authority are not able to satisfy themselves that the proposal would be in accordance with Policy LP31 of the adopted Huntingdonshire Local Plan to 2036.

*Conclusion

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Due to inadequate information, the Local Planning Authority are not able to fully assess the impact of the proposed development in relation to its design, appearance and impact on heritage assets. Furthermore, inadequate appropriate information has been provided in relation to the impact of the proposal on existing protected trees. As such, the proposed development is considered to be contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12, LP31 and LP34 of the adopted Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is concluded that the proposed development is contrary to policy and not acceptable. The proposed development is considered to be in conflict with the Development Plan when taken as a whole and is not acceptable. There are no overriding material considerations that indicate that permission should be granted in this instance. Therefore, it is recommended that the application be refused.

CONTACT OFFICER:
Enquiries about this report to **Jennifer Wallis**