OFFICER REPORT

Case No: 25/00071/LBC Listed Building Consent

Proposal: Removal of three existing front-aspect wall lights and replace with 4 traditional heritage design wall lights in order to illuminate the cottage at night.

Location: Grove Cottage Malting Lane Ellington

Applicant: Mr Darren Tysoe

Grid Ref: 516231 272000

DESCRIPTION OF SITE AND APPLICATION

The site relates to Grove Cottage, a Grade II listed building located on the edge of Ellington village close to the A14. The application site is currently used as residential dwelling.

This application seeks permission to replace 3 existing external lanterns and with 4 traditional heritage design wall lights.

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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)
LP 11 Design Context
LP 12 Design Implementation
LP34 Heritage Assets and their Settings

Grafham and Ellington Neighbourhood Plan 2020 - 2036
Policy GENP2 - Protecting Heritage Assets

Supplementary Planning Guidance/Documents:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

PLANNING HISTORY

No relevant planning applications.

CONSULTATIONS

Grafham and Ellington Parish Council raise no objections.

HDC Conservation Team have raised no objections to the proposal.

REPRESENTATIONS

No representations were received at the time of determination.

SUMMARY OF ISSUES

The main issues to be considered are as follows: -
Design and visual amenity and Impact on Heritage Assets and Conservation Area

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The relevant policies within Huntingdonshire's local plan to 2036, relating to Design and Visual Amenity are LP 11 Design Context and LP 12 Design Implementation and policy GENP 2 - Protecting Heritage assets of Grafham and Ellington Neighbourhood Plan 2020 - 2036. With regard to the impact on Heritage Assets and Conservation areas, the relevant policy within the local plan to 2036 (LP34 Heritage assets and their settings).

Grove Cottage is a grade II listed building within Ellington.

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.

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.

HDC Conservation team has been consulted and raise no objections to the proposal. In summary they comment.

The proposed lamps to the front elevation replace 3 lanterns from around the front door, the lanterns will be fixed to timber vertical studs, and any wiring should be coloured black and clipped to the timbers to minimise the impact of the works. The architectural design and materials of the lanterns is in keeping with the style of the building. The proposal will have a neutral impact on the significance of the listed building, ensuring that any wiring is discreet and aims to minimise visual im-pact and preserve the architectural quality of the elevation. The proposal will not result harm to the significance of the grade II listed building.

Officers have considered the comments and recommendation made by the HDC Conservation Officer and have assessed the application plans and accompanying documents to the application. It is considered that the proposed siting, scale, design, and materials would be sympathetic to the host dwelling and would have no adverse visual impact on the surrounding locality. Materials and plans will be secured by condition.

Conservation Officers have confirmed that proposed works are considered to preserve the architectural and historic interest as well as the significance of the Listed Building. HDC Conservation have suggested a condition that prior to the installation of the new lamps that the existing are re-moved. Officers have assessed the condition in terms of reasonableness and due to the site location and current lighting it is proposed to impose a condition to remove after the new lights have been installed to allow adequate lighting for the occupiers during transition between schemes.

Taking all the above factors into consideration, the proposed scale, design, and materials would not result in any significant harm to the character and appearance of the local area and would un-likely result in significant harm upon the character, appearance, and significance of the Listed Building. It is therefore considered to accord with policies LP11, LP12 and LP34 of the Huntingdon-shire Local Plan to 2036, Policy GENP 2 of the Grafham and Ellington Neighbourhood Plan 2020 - 2036, Huntingdonshire Design Guide 2017, Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 and s16(2) and 72 of 72 of the Planning (LBCA) Act 1990 (as amended) and paragraph 212 of the NPPF (December 2024) in this regard.

CONCLUSION

The proposed development is considered to be compliant with the relevant national and local policy. In that it:

* is of an appropriate design;
* would not have a harmful impact upon the character and appearance of the area; and
* would not have a harmful impact upon the setting of Grove Cottage, Ellington.

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 **Andrea Dollard**