OFFICER REPORT

Case No: 25/00579/LBC Listed Building Consent

Proposal: Erection of a single-storey side and rear extension, enclosure of eaves overhang, insertion of external windows and doors, construction of rear boundary wall and other internal and external alterations alongside landscaping works and replacement of oil tank.

Location: 74 The Highway Great Staughton St Neots

Applicant: Mr & Mrs Calder

Grid Ref: 513038 264648

DESCRIPTION OF SITE AND APPLICATION

Number 74 The Highway is a Grade II Listed Building, built in the 18th Century with a 19th Century addition to the south-east forming an L plan, with a 17th Century cottage incorporated in the angle. The cottage is timber framed with a plain tiled roof. The 18th Century range is of red brick and two storeys of four bays and a plain tiled roof. It is located within a residential area of Great Staughton, outside of the Conservation Area. Other Grade II Listed Buildings are to the east and west of the dwelling, as well as the Village Cross, a Scheduled Monument.

The proposed works are for the erection of a single-storey side and rear extension, enclosure of eaves overhang, insertion of external windows and doors, construction of rear boundary wall and other internal and external alterations alongside landscaping works and replacement of oil tank.

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 safe 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

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

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING HISTORY

97/00534/FUL - Extension & alterations to dwelling & extension to garage block – Permission granted 05.08.1997
97/00535/LBC - Extension, part demolition, internal & external alterations including new windows & removal of porch – Consent granted 05.08.1997
22/01800/HHFUL & 22/01801/LBC - Erection of a single-storey side extension, enclosure of eaves overhang, insertion of external windows/doors, internal alterations and construction of rear boundary wall – Refused 26.05.2023
25/00578/HHFUL - Erection of a Single-storey Side and rear extension, enclosure of eaves overhang, insertion of external windows and doors, construction of rear boundary wall, internal and external alterations alongside landscaping works and replacement of oil tank – pending consideration.

CONSULTATIONS

Great Staughton Parish Council has no observations in favour or against the proposal.

HDC Conservation Team – The proposal is supported with conditions. Full comments are contained within the main body of the report below.

REPRESENTATIONS

One comment has been received from the neighbouring property to the east (no. 70), with comments summarised below:

- The proposed extension is worryingly close to my boundary fence and it is difficult to see how it will be constructed without disturbing the fence or even encroaching onto my property.
- I was led to believe that it was to be a single storey flat roof construction. As it is now a pitched roof this will now be an imposing structure leading to a loss of amenity. It will significantly reduce the view and light when one looks to that boundary, the view from the garden now being impaired by the new structure.
- There also appears to be a very large oil tank propose for the front of the site. This will be clearly visible from the front road/driveway.

Officer comment – the neighbour comments are noted but are not relevant to a Listed Building Consent, as this solely relates to the impact upon the Listed Building. The comments will be addressed in the associated HHFUL application within the residential amenity section of the Officer Report.

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.

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 the erection of a single-storey side and rear extension, enclosure of eaves overhang, insertion of external windows and doors, construction of rear boundary wall and other internal and external alterations alongside landscaping works and replacement of oil tank.

The Conservation Officer has considered the proposal and has noted that there is a modern single storey extension on the eastern side of the building and that the proposed alterations are limited to this part of the building.

The applicant has submitted a phasing plan of the building within the Heritage Statement, and details of the existing modern extension on the eastern side of the Listed Building including photographs of its construction in 1997 or later. Records at Huntingdonshire DC also show that planning consent was given for this extension under 97/00534/FUL and 97/00535/LBC, confirming that this part of the Listed Building is a relatively recent addition.

The proposed extension adjoins the existing modern extension at the rear of its eastern elevation. The proposed extension is small in proportion to the existing extension, and it is set back from the frontage of the historic part of the Listed Building. The pitched roof design and materials proposed match the existing extension and are sympathetic to the character of the building. Minor alterations are also proposed limited to the replacement of a small number of existing doors and windows and replacements are of a design which follows the style of the historic building. Also proposed is the insertion of a dwarf wall and sash windows to infill the opening below the eaves overhang of the existing modern extension, aligning with the existing walls and completing the extension corner. Proposed internal alterations remove modern walls and a mock fireplace within the modern extension. The proposed extension and alterations to the existing building are considered to be sympathetic to the character of the Listed Building and to maintain its significance and character in principle, subject to conditions for approval of a sample brick panel and detailed scale drawings of proposed windows, doors and rooflights.

To the exterior, the proposed brick boundary wall replaces the existing boundary fencing to the north of the Listed Building and is of a similar height and location and it attaches to the existing detached garage. The proposed entrance gates replace the existing to the north of the Listed Building and are similar in height and location. Details of proposed materials have been included in the proposed drawing. The wall is to be constructed using reclaimed red bricks with a similar appearance to the Listed Building, laid in a traditional brick bond with lime mortar, and the gates are of timber in a traditional style. These proposed external alterations are sympathetic to the character of the Listed Building and are considered to maintain its setting.

The proposed landscaping of the rear garden is illustrated in drawing 1212-GP. The proposal includes the removal of the roof of the Well structure. The Well referred to is located closer to the building than the ‘P’ (pump?) in the 1887 and 1900 OS maps and there is no indication of a Well in the historic maps. The location of the ‘P’ is an existing grass area and proposed to be retained as lawn. The existing Well structure has a circular brick base and a roofed, timber structure above but from its materials, construction and condition it appears to be a modern decorative feature. The proposed landscaping maintains the character of the rear garden as a residential garden so is considered to maintain the contribution which the garden makes to the setting of the Listed Building.

The Conservation Officer recommends approval of the application with conditions to secure the bricks, window joinery details, door joinery details and rooflights.

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 the proposed works do not cause harm to the significance of the listed building.

The proposal, therefore, accords with ss. 16 & 66 of the Planning (LBCA) Act 1990, paragraphs 202-221 of the NPPF (2024), 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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CONTACT OFFICER:
Enquiries about this report to **Olivia Manton**