OFFICER REPORT

Case No: 25/00903/LBC Listed Building Consent

Proposal: Repairs to curtilage structure following subsidence event.

Location: Oaktree Farm The Green Hilton

Applicant: Mr Andrew Hill

Grid Ref: 529153 266167

DESCRIPTION OF SITE AND APPLICATION

The application site at Oaktree Farm, The Green is occupied by a two-storey detached dwellinghouse and ancillary buildings located within a residential area in Hilton. The application site falls within the Hilton Conservation Area, with the dwelling classed as a Grade II Listed Building alongside a number of Grade II Listed Buildings in the vicinity. The application site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning.

Listed Building Consent is sought for the repairs to the curtilage structure following a subsidence event.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

Throughout the lifetime of the application, revised plans have been received, alongside a revised Heritage Statement and Design and Access Statement, as a result of comments from HDC's Conservation Officer requiring additional information. In this instance, on the balance of fairness, further consultation on this matter was not considered to be necessary.

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, beautiful and 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)

LP34: Heritage Assets and their Settings

Hilton Village Design Statement (2000)

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

Given the historic nature of the property there is an extensive planning history associated with it. The history from 1979 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

82/01447/FUL - ALTERATION TO STORE TO PROVIDE STUDIO AND TWO STOREROOMS OAK TREE FARM THE GREEN HILTON (Permission)

87/01953/FUL - Extensions and alterations to outbuildings, Oaktree Farm, Hilton (Permission)

8702053LBC - Extension and alterations of outbuildings Oaktree Farm Hilton Cambs (Consent)

CONSULTATIONS

Hilton Parish Council – No comment received at the time of determination.

HDC Conservation Team - Support the application following submission of revised documents, further comments in subsequent sections of this report.

REPRESENTATIONS

None received at the 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

The application site at Oaktree Farm, The Green is occupied by a detached Grade II Listed Building and ancillary buildings located within the Hilton Conservation Area. The surrounding area depicts the character of a typical rural village, and there are a number of additional Listed Buildings in the vicinity of the application site. The works which are proposed involve repairs to a curtilage structure and to the boundary wall, and do not involve the Listed Building itself.

Considering the external works to the curtilage structure located to the north-east of the Grade II Listed Building, this involves repairs to the external structural cracks and render to the south-west elevation, alongside the replacement of brick between the plinth and window on the north-west elevation with bricks to match existing. Internally, the works involve repairs to the plasterwork, alongside painting to the textured wall and ceiling to match existing. When considering works to the boundary wall, this involves part of the wall to be taken down, bricks cleaned and reused to create a half brick wall.

In assessing development within the curtilage of a Listed Building and in a Conservation Area, it should be regarded that:

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 sets 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.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents supports the application as a result of revised plans submitted, with their comments summarised below.

Initially, HDC's Conservation Officer raised concerns over the proposals, stating that additional justification was required to determine whether any harm would be caused on the designated heritage assets. From this, additional information was supplied, and following an assessment from the Conservation Officer, they determined that the proposed internal and external works to the curtilage structures do not cause any harm to the historical or architectural significance of the Listed Building or the curtilage annexe building itself. They also note that whilst the proposal is located in view of public highways, it has no impact on the key views of the Conservation Area, so conclude that the works are acceptable and cause minimal harm to the significance of the Listed Building and the Hilton Conservation Area.

Officers also note that the revised information highlights the proposed use of materials which are to match existing. This helps to prevent any visual harm to the views into the site and of the curtilage structure, and helps to preserve the character and historic integrity of the application site within the wider Conservation Area, and is acceptable in this regard.

Therefore, given the supporting comments from HDC's Conservation Officer alongside the above assessment, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Conclusion

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

* Would not have a harmful impact upon the designated heritage assets.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Josh France**