HUNTINGDONSHIRE DISTRICT COUNCIL

24/02196/LBC

OFFICER REPORT

Case No: **24/02196/LBC** **Listed Building Consent**

Proposal: **Alterations to existing external doors and windows. Creation of new external window and door openings. Demolish existing internal wall.**

Location: **The Green Man 39 The Avenue Leighton Bromswold**

Applicant: **Lizzie Langridge**

Grid Ref: **511264 275437**

DESCRIPTION OF SITE AND APPLICATION

The Green Man Public House is a Grade II listed building located within the Leighton Bromswold Conservation Area. It is a one and two storey building with attic accommodation, of brick and tile construction, painted white. There is a large barn to the south of the main building which in 1887 appears to have formed part of a large ancillary yard to the south of the Inn, but which is now joined to it by a modern extension housing the toilets.

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

The application is for alterations to the existing external doors and windows. Creation of new external window and door openings. Demolish existing internal wall.

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

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

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING HISTORY

75/01231/FUL – Mobile Home – permission granted 19.01.1975
78/01621/FUL – Conversion of barn and Outbuildings to Restaurant – permission granted 21.02.1979
80/01177/FUL – Bottle store – permission granted 23.09.1980
80/01857/FUL - Treated effluent overflow to existing septic tank – permission granted 14.01.1981
83/01253/FUL – Extension – permission granted 05.10.1983
90/01399/FUL – Extension to Public House – Refused 28.02.1991
90/01528/LBC - Extension and part demolition to Public House – Refused 28.02.1991
0000965LBC - Alterations to outbuilding to form ancillary residential accommodation – Consent granted 03.10.2000
0500413FUL - Change of use of outbuilding to form staff accommodation – permission granted 18.04.2005
0500414LBC - Renewal of Listed Building Consent 0000965 for alterations to outbuilding – Consent granted 18.04.2005

CONSULTATIONS

Leighton Bromswold Parish Council recommends approval. The Parish Council supports approval of this application as the proposals improve the appearance of the building whilst making the layout more
suitable. We particularly support the removal of the 1980s patio doors – which must have been an oversight for a 17th Century building with 19th Century additions for a Grade II listing under ref 1130112.

HDC Conservation Team have no objections to the application. It is noted that sufficient details have been submitted that a condition is not considered necessary.

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.

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.

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 proposal is for alterations to the existing external doors and windows. Creation of new external window and door openings and demolish existing internal wall. The submitted Design and Access Statement provides more detail to the proposal which has been considered by the Conservation Officer. These are as follows:

1) Block up existing doorway adjacent to toilets and insert window.

It is noted that the door is modern and the doorway is located in a modern extension. The proposal will not harm the special interest of the listed building.

2) New doorway behind bar.

The proposed doorway is located in a modern extension. The proposal will not harm the special interest of the listed building.

3) Replace existing patio doors with window.

The patio doors are modern but are located in the 19th Century cross wing. The proposal will not harm the special interest of the listed building.

4) Alter kitchen window into doorway.

This is a modern window within an ancillary 19th Century wing to the main building. The proposal will not harm the special interest of the listed building.

5) Remove internal wall in storeroom.

The partition wall is located in the southern gable end of the 19th Century ancillary wing. The wall subdivides a large room that originally had two doorways leading into it which likely indicates that it was originally a stable. The elevation facing into the back yard area has a number of blocked apertures for doors and windows which suggest this entire single storey wing was stabling, a common feature of an Inn. The partition butts against the original gable and therefore is a later insertion. Removing this masonry will not harm the special interest of the listed building.

It is further noted that the proposed new windows and doors are modern uPVC which would be unacceptable in most listed buildings. However, all the other windows are modern uPVC and have been since the building was first photographed just after listing. The list description only mentions two windows that could be original, and it seems plausible that all the windows were changed between the time the building was first surveyed and when it was listed in 1987. Flush fitting timber casement and doors would have been preferable but under these exceptional circumstances it is considered that it would be hard to sustain an objection to the application based on the proposed windows alone.

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. Officers have given special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is considered that harm will not be caused to either of these designated heritage assets because the works are sympathetic to the curtilage listed building and will help to give it a viable use consistent with its long-term preservation. The proposal will preserve the special interest of the listed building and enhance the character and appearance of the Conservation Area.

The proposal, therefore, accords with ss. 16, 66 & 72 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**