OFFICER REPORT

Case No: 24/02004/LBC Listed Building Consent

Proposal: Renovation and partial re-building of the southern and eastern boundary walls, including new pedestrian gated access and re-instatement of gated vehicular access.

Location: Holme Cottage Huntingdon Road Wyton

Applicant: Mr David Pinnington

Grid Ref: 528007 272339

DESCRIPTION OF SITE AND APPLICATION

The application site at Holme Cottage is occupied by a Grade II Listed two-storey detached dwellinghouse located within a residential area in Wyton. The site falls within the Houghton and Wyton Conservation Area and is in Flood Zone 3 on the Environment Agency's Flood Map for Planning. There is also a Tree Protection Order (TPO) to the east of the dwelling at the site boundary.

Listed Building Consent is sought for the renovation and partial re-building of the southern and eastern boundary walls, including new pedestrian gated access and reinstatement of gated vehicular access.

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, 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

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Houghton and Wyton Conservation Area Character Assessment (2012)

Houghton and Wyton Neighbourhood Plan (2018)

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 1991 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

01/02167/FUL - Extension and alterations to dwelling (Permission)

01/02168/LBC - Extension and alterations to dwelling (Consent)

24/01546/TRCA - T1 Sycamore -Fell - Tree decayed at base after previous stem removal. T2 Silver Birch - Fell - Tree has poor form, adds little value to garden. (Deemed Acceptance for TRCA)

24/01283/TRCA - G1- 2 x Sycamore - Fell - Both trees are decayed at the base. G2- 2 x Hawthorn - Reduce height by 1.2-1.5m and prune to shape. (Consent)

24/02003/HHFUL - Renovation and partial re-building of the southern and eastern boundary walls, including new pedestrian gated access and re-instatement of gated vehicular access. (Pending Consideration)

25/00132/HHFUL - Demolition of existing porch and modern rear extension. Erection of 1.5-storey rear extension. Alterations to fenestration. Internal alterations to utility room to form ground floor shower room. Alterations to first floor to form en-suite bathrooms. (Pending Consideration)

25/00133/LBC - Demolition of existing porch and modern rear extension. Erection of 1.5-storey rear extension. Alterations to fenestration. Internal alterations to utility room to form ground floor shower room. Alterations to first floor to form en-suite bathrooms. (Pending Consideration)

CONSULTATIONS

Houghton and Wyton Parish Council - Recommend approval.

HDC Conservation Team - Support the application subject to conditions.

REPRESENTATIONS

6 Victoria Crescent - Supports the application, makes following comments:

- Excellent, high-quality project that is not only sympathetic to the immediate location and village setting inn general but restores character lost in recent years
- Safeguards this part of the areas history and aesthetic appeal

SUMMARY OF ISSUES

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

o Impact on Heritage Assets

*Impact on Heritage Assets

Holme Cottage is a detached Grade II Listed Building located within the Houghton and Wyton Conservation area. The surrounding area depicts the character of a typical rural village, and there are a number of additional Listed Buildings along Huntingdon Road on which the application site is located. The works which require Listed Building Consent concern the boundary walls which enclose the dwelling, therefore do not impact the building itself. The proposed works involve renovating and partially reconstructing the southern and eastern boundary walls, including the installation of a new pedestrian gated access and the reinstatement of gated vehicular access. Overall, the scale and height of the southern and eastern boundary walls are to remain largely the same and will be regularised to a consistent height. The south-eastern corner of the boundary wall will be lowered and will help vehicular and pedestrian visibility at the adjacent junction. The addition of the pedestrian gate will also be within a lowered section, which shall provide better visibility to the primary entrance of the dwelling.

The materials proposed consist largely of reclaimed brick, and brick from the lowering of the south-eastern corner of the wall. Any remaining shortfall has been sourced in, and will consist of Warboys whites and Cambridge Gault brick, which match the existing materials.

The reinstatement of the gated vehicular access, whilst in the location of the previous access, is proposed to be slightly wider, and the pedestrian access gate is to be in line with the principal entry door to the dwelling. The vehicular gate is to be an automatic timber gate, whilst the pedestrian gate is proposed to be a black wrought iron gate.

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 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.

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. 205 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. 206 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 and makes the following comments which are summarised below:

HDC's Conservation Officer outlines that the taking down and reconstruction of the wall is appropriate, with the impact of the work depending on the details of the works. This includes the appearance and composition of the mortar, the repointing technique and the bond with which the bricks will be laid. Additionally, it is noted that confirmation of the design profile of the coping is also required and the details of the brickwork will vary depending upon the exact location of the brickwork. As such, the above requirements set out by HDC's Conservation Officer shall be secured by conditions which must be met before the commencement of any works.

To add to the above comments, a site visit undertaken by officers highlighted that large parts of the wall were in disrepair, including the pillars which supported the prior vehicular access gate, which raises safety concerns due to its proximity to the adjacent public footpath. Lowering the south-eastern corner of the boundary wall will also improve visibility at the adjacent junction, whilst visually bringing the wall together and improving the overall aesthetic, as it is disjointed in its current form.

Therefore, given this assessment alongside the supportive comments from the specialists, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets, subject to conditions. 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**