OFFICER REPORT

Case No: 25/01216/LBC Listed Building Consent

Proposal: Proposed porch extension, replacement of 4no. windows & internal works

Location: The Old Priory 24 High Street Needingworth

Applicant: Mr Lawson Noble

Grid Ref: 534162 272103

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a The Old Priory which is two-storey detached Grade II Listed Building located on the High Street in Needingworth.

The application seeks Listed Building Consent for a proposed porch extension, replacement of 4no. windows & internal works.
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;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Planning (Listed Buildings and Conservation Areas) Act 1990

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
*LP34: Heritage Assets and their Settings

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

RELEVANT PLANNING HISTORY

7801188FUL – ACCESS – Permission

8001185FUL - GARAGE AND STORE – Permission

91/00904/LBC - Re-roof dwelling – Consent

23/00822/HHFUL - Solar Panels & Battery to existing garage building. - Refused

CONSULTATIONS

Needingworth Parish Council support the application.

HDC Conservation Team – Support the proposals.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
Impact on Heritage Assets

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…'

The Old Priory, 24 High Street, Needingworth, is a Grade II Listed Building. Following s site visit from HDC's Conservation Officer on 21st May 2025, opening up works showed that in a small area the ceiling joists required strengthening with noggins to reduce flex and new lath was required, laid in alternating lengths to reintroduce strength to the plasterwork. The proposed works are localised and predominantly like for like.

The front wall is suffering from damp ingress from pooling on the pavement and splash from the High Street. Cement render on the exterior and Gyproc plaster on the inside was not allowing the porous brickwork to shed moisture which forced it up the wall and into the internal plaster where it was spalling. The proposed works to the front wall will allow the brickwork breathe and should help alleviate the problem. Water from the front rainwater downpipe is to be diverted into a soakaway rather than left to pool on the pavement or soak into the adjoining gravel. This should have a substantial benefit in reducing the amount of water penetrating the brickwork.

The list description notes "range of four modern casement windows at both floors". These appear to be 1970s softwood stormproof casements inserted prior to listing. The windows have been well maintained but are reaching the end of their useful life. They have no special interest and it is proposed to replace them with timber flush fitting casements of the same design but with slimline double glazing. The appearance of the building will be preserved as it was when it was listed.

There are no features of particular interest to the rear of the building which was 'refurbished' in the 1970s. Therefore, there is no objection to the installation of the porch as proposed as it will not affect the special interest of the listed building.

The proposed works are considered to preserve the special interest of the Listed Building and are therefore in accordance with ss. 72 of the Planning (LBCA) Act 1990, and also with policy LP 34 of the adopted Huntingdonshire Local Plan and the NPPF.

Conclusion

The proposed works are considered to be compliant with the relevant national and local policy and would not result in unacceptable harm to the Grade II Listed Building.

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.

CONTACT OFFICER:
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