OFFICER REPORT

Case No: 25/00148/LBC Listed Building Consent

Proposal: Replacement of two roof lights.

Location: Town Hall Market Hill St Ives

Applicant: St Ives Town Council

Grid Ref: 531429 271196

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by St Ives Town Hall, Market Hill, a Grade II Listed Building which stands within the St Ives Conservation Area.

The application seeks Listed Building Consent for the replacement of two roof lights.

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

7700782LBC for INTERNAL ALTERATIONS
TOWN HALL MARKET SQ ST IVES,
CONSENT dated 26.09.1977

7900307LBC for INSERTION OF FOUR LETTER BOXES
TOWN HALL ST IVES,
CONSENT dated 02.05.1979

8701357LBC for Re-roofing and restoration works,
Town Hall, Market Hill, St. Ives,
CONSENT dated 07.09.1987

8901549FUL for Change of use to office use on second floor
Town Hall St Ives,
GRANTED dated 04.09.1989

9101601LBC for Install new window to rear elevation
The Town Hall Market Square, St Ives,
CONSENT dated 23.01.1992

9200092FUL for Insertion of new window in rear elevation.
The Town Hall, Market Hill, St Ives.,
GRANTED dated 12.02.1992

0501773FUL for Alterations and extension to town hall,
GRANTED dated 02.03.2006

0501774LBC for Alterations and extension to town hall,
CONSENT dated 02.03.2006

0700554LBC for Internal alterations,
CONSENT dated 28.03.2007

0800915LBC for Internal alterations,
CONSENT dated 08.05.2008

0801597LBC for Installation of Heritage Plaque,
CONSENT dated 18.07.2008

0900700FUL for Installation and replacement of notice boards,
GRANTED dated 14.08.2009

0900701LBC for Installation and replacement of notice boards,
CONSENT dated 14.08.2009

CONSULTATIONS

St Ives Town Council were consulted but no comments were received at the time of determination.

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

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The Planning (Listed buildings and conservation areas) Act 1990 s66 and s72 requires that the determining authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard to the preservation of the special architectural and historic interest of a listed building this includes their setting.

St Ives Town Hall is a Grade II Listed Building that sits within the St Ives Conservation Area. The application proposes the replacement of two rooflights at the rear. The rooflights are modern and have no architectural interest and given their location at the rear of the building, are not readily visible from the Conservation Area at street level. The proposed rooflights are a like for like replacement velux. The replacement of the two rooflights will not result in harm to the significance of the grade II listed building and will not result in harm to St Ives Conservation Area.

The proposals have special regard to the preservation and enhancement of the St Ives Conservation Area 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. The development is in accordance with the contents of paras 202 -221 of 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 or the St Ives Conservation Area.

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:
Enquiries about this report to **Robyn Kerrigan**