# OFFICER REPORT

**Case No:** 24/01975/LBC Listed Building Consent

**Proposal:** Conversion of existing brick built barn into garage, workshop and hobby space, including re-pitching the roof.

**Location:** 20 High Street Spaldwick Huntingdon

**Applicant:** Mr Tony Britten

**Grid Ref:** 512983 272723

## DESCRIPTION OF SITE AND APPLICATION

The building is a barn is protected within the curtilage of Beech House, 20 High Street, a Grade II listed building located within the Spaldwick Conservation Area and close to several other grade II listed dwellings along the High Street. It has a prominent roadside location and is constructed of soft red brick, dating from the 18th Century.

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

The application is for the conversion of the existing brick-built barn into a garage, workshop and hobby space, including re-pitching the roof.

## 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**

18/01479/HHFUL & 18/01480/LBC - Proposed garage/carport and associated landscaping and hardstanding – refused 21.02.2020
18/02616/HHFUL - Retrospective replacement and relocation of vehicular access gates. Erection of picket fence – permission granted 31.01.2019
24/01974/HHFUL - Conversion of existing brick built barn into garage, workshop and hobby space, including re-pitching the roof – pending consideration

**CONSULTATIONS**

Spaldwick Parish Council recommends approval.

HDC Conservation Team recommends approval. It is considered that the proposed works are sympathetic to the curtilage listed building and will help to give it a viable use consistent with its long term preservation. Sufficient details have been included in the application that conditions are not considered necessary in this instance.

**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 application is for the conversion of the existing brick built barn into a garage, workshop and hobby space, including re-pitching the roof. The Conservation Team has been consulted on the proposals. It is noted that the barn is currently semi-derelict. It is considered that the proposed works will not unduly impact the historic fabric or alter the agricultural appearance of the building. The works will include rebuilding the gables with a combination of new and reclaimed brick and instal a bespoke Gault pantile roof which reflects the local palette of historic materials for ancillary agricultural buildings. An internal steel framework will support a mezzanine floor so that no additional loading is placed on the historic walls. A row of rooflights is proposed for the roof slope facing the farmyard and two facing the High Street. It is noted that, following concerns from the Conservation Officer revised plans have been received removing cladding from the east and west elevations.

The principal of conversion is supported as it should bring a long-term viable use for the building which is currently semi-derelict and requires a new lease of life. The proposed alterations will improve the visual appearance of the building and will enhance its contribution to the significance of the listed building. The proposals will improve the character and appearance of the Spaldwick Conservation Area.

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) and Policies A3 and SS2 of the St Neots Neighbourhood Plan 2014-2029 (2016) 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**