HUNTINGDONSHIRE DISTRICT COUNCIL

25/00522/LBC

OFFICER REPORT

Case No: **25/00522/LBC** **Listed Building Consent**

Proposal: **Remove the existing roof of the building, raise the height of the external walls and replace the roof, thus giving an upstairs to the existing building.**

Location: **Units 4 And 5 Cromwell Court High Street**

Applicant: **Mrs Carole Bradbury**

Grid Ref: **509967 267796**

DESCRIPTION OF SITE AND APPLICATION

Nos. 4 and 5 Cromwell Court forms part of the Grade II Listed Building of No. 36A High Street (Fairfax). The application relates to the rear ancillary wing attached to No. 36A High Street. The property was originally a coaching inn and retains a predominantly commercial use today with the rear wing housing small commercial units.

The site falls within the Kimbolton Conservation Area, where rear wings extending away from frontage buildings on both sides of High Street are a prominent characteristic. The property fronts Kimbolton High Street and backs onto the BT Telephone exchange on East Street. The surrounding development is a mix of residential and commercial. The rear wing of the adjacent property to the south-east forms the enclosed courtyard known as Cromwell Court, and these ancillary buildings are contained within the rear yard of the Listed building. The courtyard is accessed through a historic cartway entrance from the High Street.

This Listed Building Consent application seeks approval to remove the existing roof of the building, raise the height of the external walls and replace the roof, thus giving an upstairs to the existing building. The proposal would result in a total increase in height by approximately 2m. The proposal would be constructed with block cavity walls finished in a painted render and natural slate roof tiles and would include the installation of first-floor windows on the south-east elevation and solar panels on the south-east elevation roof slope. The proposal would provide additional storage space, a shower room and a treatment room for the Salon.

The Local Planning Authority is also considering a full planning application for the same development (Ref: 25/00293/FUL).

This application has been accompanied by the following documents:

- Planning Statement;
- Design and Access Statement;
- Heritage Statement.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (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.

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

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP11: Design Context
LP12: Design Implementation
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

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

RELEVANT PLANNING HISTORY

Given the heritage of the dwelling there is a wide planning history associated with it. The history from November 1974 onwards is available to view on HDC's Public Access Site. The most recent, relevant history is detailed below:

25/00293/FUL - Remove the existing roof of the building, raise the height of the external walls and replace the roof, thus giving an upstairs to the existing building - Pending consideration.

1300212LBC - Formation of real brick slip chimney to cover existing (unauthorised) aluminium flue. Installation of air intake fan and cover (retrospective) - Disposed.

1300211FUL - Formation of real brick slip chimney to cover existing (unauthorised) aluminium flue. Installation of air intake fan and cover (retrospective) - Disposed.

1102128FUL - Change of use from A1 (retail) to A3 (restaurants and cafes) - Refused with appeal later dismissed.

0800659FUL - Retention of alterations to building - Approved.

0800655LBC - Retention of alterations to building and internal alterations - Approved.

CONSULTATIONS

Kimbolton & Stonely Parish Council - The planning application is accepted to allow the retail space to become more appealing. The parish council would propose a material change to the roof structure to drop it slightly subservient to the building next to it to six inches below the roof line.

Huntingdonshire District Council's Conservation Officer - Objects to the proposed development. It is considered that harm is caused to the significance of 36A High Street (Fairfax) and to the character and appearance of Kimbolton Conservation Area with reasons given contained within the main body of the report below.

Historic England - Not offering any advice

REPRESENTATIONS

No third-party representations received during the course of the application.

SUMMARY OF ISSUES

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

- Impact on Heritage Assets

* Impact on Heritage Assets

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Para. 205 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. 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…'.

This application seeks approval for the removal of the existing roof to raise the height of the existing building and the installation of a replacement roof at Units 4 and 5 Cromwell Court, High Street, Kimbolton which are part of the listing for 36A High Street (Fairfax), a grade II listed building within the Kimbolton Conservation Area.

The proposal would result in a total increase in height by approximately 2m, the proposal would be constructed with block cavity walls finished in a painted render and natural slate roof tiles and would include the installation of first-floor windows on the south-east elevation and solar panels on the south-east elevation roof slope. The proposal would provide additional storage space, a shower room and a treatment room for the Salon.

The Conservation Team has provided comments and do not support the proposal, which are summarised below.

The application proposes to remove the existing roof of the rear wing units attached to a grade II listed building, raise the height of the external walls and replace the roof, thus giving an upstairs to the existing building. Units 4 and 5 form part of the listing for no.36A High Street (Fairfax). The rear wing in relation to the main listed building was built later, and has a functional relationship through the circulation of the courtyard space. The height of the 17th century building of two storeys gives more prominence in comparison to the single storey rear wing.

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.

The applicant has not provided a description of significance of the Listed Building in their application, the part proposed to be altered, the existing design, materials, features which according to the NPPF is required to be "sufficient to understand the potential impact of the proposal" on the significance of the heritage assets affected (Para 207).

The Heritage Statement provided by the applicant suggests that units 4 and 5 date from 1986. Historical features such as the early 19th century Victorian casement window on the right-hand side of the south-east elevation of unit 5, and the chimney stack would suggest otherwise - that the units date from before 1986. The south-east elevation drawing provided (courtyard elevation) indicates a modern casement window, however the in-situ assessment revealed this to be a sash window, likely original Victorian, meaning it has historic significance, and adds historic value to the property. It also provides evidence, along with other features, that this rear part of the Listed building is historic and not a modern addition. Further, the 1880 Ordnance Survey map records that the Listed Building extends to the rear and appears to include the building which is the subject of this proposal, indicating that it dates from pre-1880 and not 1986 as suggested in the submitted Heritage Statement.

The proposal significantly alters the character of the existing rear ancillary building and its relationship with the main listed building by increasing its height and prominence. Additionally, the proposed added storey increases its visibility within the historic rear courtyard of the listed building. The collection of roof slopes on the main buildings, which gradually lower towards the rear, creates views of their stepped character and subservient relationship. The varying roof lines form an attractive grouping. However, the proposed additional upper floor would introduce a higher and more prominent structure into this ensemble, altering the views and the perception of the main buildings, their rear extensions, and their inter-relationship.

The application does not provide an accurate description of the building, or provide specific details of the potential physical impact of the proposed works on the existing building, including the construction of the existing walls, ability to support an upper floor and new roof and the construction of the existing and proposed roofs. The proposal would involve the removal of historic fabric and features such as the roof, eaves, chimney and chimney breast, which would result in harm to the historic value of the rear wing of the Listed Building. In addition, the proposed materials are not considered sympathetic to the traditional construction and character of the Listed building.

As such, the Local Planning Authority are not able to adequately assess the potential impacts of the proposed development on the Grade II Listed Building and the proposal would result in the loss of historic fabric which would result in harm to the historic value of the rear wing of the Listed Building.

Paragraph 215 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Council's Conservation Officer has concluded that the proposed development would result in less than substantial harm to the significance of the Grade II Listed Building of 36A High Street, Kimbolton. While it is recognised that the proposal would result in some public benefits by allowing the expansion of an existing commercial property, the Local Planning Authority do not consider the proposal to have appropriately demonstrated sufficient public benefits to outweigh the identified harm.

As such, the proposed development is considered to be contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of

Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework (2024) in this regard and planning permission should be refused accordingly.

*Conclusion

Having special regard to the desirability of preserving the building or its setting or any other features of special architectural or historic interest the proposed development is not considered to be compliant with the relevant national and local policy as:

Due to a lack of information, the Local Planning Authority are not able to adequately assess the potential impacts of the proposed development on the Grade II Listed Building and the proposal would result in the loss of historic fabric which would result in harm to the historic value of the rear wing of the Listed Building. The proposal would result in less than substantial harm to the identified heritage assets and the Local Planning Authority have concluded that the public benefits of the proposed development would not outweigh the identified harm.

As such, the proposed development is considered to be contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework (2024).

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is concluded that the proposed development is contrary to policy and not acceptable. There are no overriding material considerations that indicate that Listed Building consent should be granted in this instance. Therefore, it is recommended that the application be refused.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Jennifer Wallis**