HUNTINGDONSHIRE DISTRICT COUNCIL

25/00050/LBC

OFFICER REPORT

Case No: **25/00050/LBC** **Listed Building Consent**

Proposal: **Covering of existing tiles with brick slips, replacement of door, signage and window (with wood panelling). Re-paint shop front dark blue.(Retrospective)**

Location: **16 Bridge Street St Ives PE27 5EG**

Applicant: **Mr M Di Raimo**

Grid Ref: **531295 271235**

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by 16 Bridge Street, a Grade II Listed Building which stands within the St Ives Conservation Area.

The application seeks retrospective Listed Building Consent for the Covering of existing tiles with brick slips, replacement of door, signage and window (with wood panelling). Re-paint shop front dark blue.

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

None relevant.

CONSULTATIONS

St Ives Town Council support the application. Whilst supporting the improvement of the shop front, Councillors commented that there is a disappointing lack of detail.

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 application proposes exterior works to the shop, including the covering of the existing tiles with bricks slips, replacement of door with like-for like, replacement signage and window (with wood panelling), and the re-painting of the ground floor shop façade to dark blue. It is a retrospective application.

The proposed sign is less intrusive than the previous signage as it is smaller in size and of a more understated font, which will not cause harm to the significance of the listed building. The proposed sticker logo on the glazing is also more understated than the previous.

The proposals retain the existing wooden shop front, and the existing doors have been replaced like for like. It appears that one of the pilasters has been replaced on the left-hand side of the glazing, which is in-keeping with the existing and will not cause harm to the architectural significance of the listed building. The left-hand side window has also been replaced with wooden panelling in keeping with the pilasters.

The brick slips which have replaced the tiles below the shopfront glazing, provide an improvement and is more in-keeping with the existing structure of the building, and neighbouring brickwork. The brick colouring is not a clear match to the existing brickwork, however it has minimal impact on the architectural significance.

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 dark blue paintwork is sympathetic to the character, significance, historic and architectural interest of the listed building and conservation area; it is an understated tone which is historically

authentic, and the colour does not dominate the shopfronts of the neighbouring buildings. However, the neighbouring shop to the right-hand side is intentionally of the same colour scheme, which elongates the shop façade and loses some definition of the individuality of shopfronts.

St Ives Conservation Area

The conservation area is defined by a linear street of terraced shops and burgage plots, a repetition of narrow plots. The proposed changes to the existing shopfront would have minimal impact on the character of the terraces and how it is experienced, as it would not increase the prominence of the proposed shopfront in relation to the existing adjacent shops.

The retaining of the existing features would be considered to make a positive impact on the appearance of the conservation area.

The proposal will not result in harm to the significance of the grade II listed building and will not result in harm to St Neots 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 Buildings 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**