OFFICER REPORT

Case No: 24/01842/LBC Listed Building Consent

Proposal: Fit new outside notice boards

Location: St Ives Town Hall Market Hill St Ives

Applicant: Mr Trevor White

Grid Ref: 531429 271196

DESCRIPTION OF SITE AND APPLICATION

The application seeks Listed Building Consent for is to replace like for like notice boards on St Ives Town Hall. The Hall is within the St Ives conservation area.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (19 December 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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 2023 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

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

HDC Conservation Team - No objections.

REPRESENTATIONS

No representations have been received.

ASSESSMENT

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

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 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets and also states that great weight should be given to the conservation of a heritage asset.

The building was originally commissioned by a currier, John Warner, as a private residence known as Stanley House. It was designed by a local architect, George Allen, in the neoclassical style, built by a local contractor, Henry Bennett and Son, in brown brick with stone dressings and was completed in 1850. The design involved a symmetrical main frontage with three bays facing onto Market Hill; the central bay featured a doorway with a fanlight, a rusticated archivolt and a keystone. On the first floor there was a three-light pedimented window and on the second floor there was a small square window. The outer bays were fenestrated by three-light windows with archivolts on the ground floor, sash windows with brackets and cornices on the first floor and small square windows on the second floor. The first floor windows also all had stone balconies. At roof level there was a modillioned cornice which jutted out over the pavement. Internally, the principal room was the drawing room on the first floor. This was then bought by the St Ives Borough Council and converted to a Town Hall in 1924.

The conservation officer has no objections to the proposal. This is a like for like replacement of existing fabric, in the same position and size, that will preserve the special interest of the listed building and preserve the character and appearance of the St Ives Conservation Area; the proposal satisfies the Planning (LBs and CAs) Act 1990 and accords with the NPPF and Local Plan Policy LP34.

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.

There are no objections to the proposal as it satisfies the Planning (LBs and CAs) Act 1990 and accord with the NPPF and Local Plan Policy LP34 and is simply a like for like replacement to renew existing notice boards in the same position.

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 **Hannah Hodges**