HUNTINGDONSHIRE DISTRICT COUNCIL

25/00427/LBC

OFFICER REPORT

Case No: **25/00427/LBC** **Listed Building Consent**

Proposal: **Removal of solar panels, repairs to 2 x chimney stacks and lead gutter of main roof, repair and replace timber fascia and barge boards and replacement of existing gutters.**

Location: **10 East Street Great Gransden Sandy**

Applicant: **Mr Thomas Shelswell**

Grid Ref: **527138 255874**

DESCRIPTION OF SITE AND APPLICATION

The application site is comprised of occupied by 10 East Street which is a Grade II Listed Building which also located in the Sandy Conservation Area.

The application seeks Listed Building Consent for the removal of solar panels, repairs to 2 chimney stacks and lead gutter of main roof, repair and replace timber fascia and barge boards and replacement of existing gutters.

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

7500188FUL for ALTERATIONS INCLUDING ERECTION OF UTILITY ROOM, PERMITTED 25.03.1975.

CONSULTATIONS

Sandy Parish Council - No objection. Full Comments: "Great Gransden Parish Council has now considered the planning application 25/00427/LBC and recommends it to HDC for approval. The proposed works to the Listed Building are considered to be entirely in accord with the building and its Listed status."

HDC Conservation Team - Support the proposals (see below assessment).

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.

The application proposes the external repair works to a grade II listed property located in Great Gransden Conservation Area. The works involve removal of solar panels, repairs to 2no chimney stacks and lead gutter of main roof, repair and replace timber fascia and barge boards and replacement of existing gutters.

The applicant aims to resolve these significant issues in the building fabric to ensure that the house is protected against the elements, remains structurally sound and to enhance the appearance.

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.

*Heritage Asset 1: Grade II Listed Building

Listing:

Farmhouse, C17, timber framed and plastered, with three-unit plan and one bay of an early C16 building retained at the service end to the south-east. Rear wings, early C19, timber framed and plastered. Plain tile roofs with end stack to south- east and tall ridge stack. Two storeys. Three, three-light casement windows at first floor and three similar but larger windows at ground floor. Six-panelled door with pedimented hood. Interior has early C19 details. Inglenook hearths, boxed ceiling beams, exposed C16 floor frame and rear frame of C17 wall with an original ovolo-mullioned window. RCHM (Hunts) mon. (31), p122.

Assessment:

This property has a long history, evolving significantly over centuries. Initially a working farmhouse and small homestead on 0.9 acres, it was part of larger farms owned by the two families. In the late 1960s, the previous owners made several alterations, including replacing an attached coal store with a utility room/kitchen and demolishing a flat-roofed closet/outhouse. Evidence of these changes is visible in the roughcast render. Other modifications included changes to windows and improvements to services and decorative finishes.

The repairs and necessary replacements sustain and enhance the significance of the heritage asset through sustaining key architectural features, materiality and the colour scheme remains the same.

The proposed works enhance the significance of the listed building since it resolves existing areas of disrepair and removes redundant material such as the solar panels which no longer provide a function nor contribute to the significance of the heritage asset.

The proposed repair works, including replacing existing rainwater goods (cast iron and plastic) with cast iron effect plastic guttering and downpipes, repairing timber fascia and barge boards retaining existing timber where possible, and removing redundant solar panels, in the aim to enhance the building's appearance while preserving its historical character. A programme of works to the 2 chimney stacks are proposed. This includes the removal of the flaunching, the removal and reconstruction of the top 3 courses of the main central chimney stack and a programme of brick work repairs and lead flashings. The lead hopper to the valley roof will be repaired. These repairs will address deterioration and ensure the building's longevity without negatively impacting its visual appeal or the character of the conservation area.

*Heritage Asset 2: Great Gransden Conservation Area

Great Gransden Conservation Area is characterised by many well-preserved historic buildings and several large distinctive houses, with many dwellings set within spacious plots, contributing to the verdant nature of the village.
The setting of the building lies within significant grounds and open landscape which allow views from the public realm and neighbouring listed properties. Maintaining the building would improve the visual impact of the building to the conservation area.
The proposed works will not result in harm to the listed building or the conservation area in which it is located subject to the following conditions to control the details of the work:

Prior to repointing works commencing, details shall be submitted to the LPA for approval on the proposed repointing of the existing brickwork. The details shall include a specification of the mix and a methodology setting out how the brickwork of the chimney stack is to be raked out and repointed and the finished style of the repointing.

No rainwater goods shall be installed until a sample has been submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall thereafter be installed and retained in accordance with the approved details.

With these conditions applied, the preservation of the listed building of 10 East Street will have a positive contribution to retaining the heritage of the conservation area; the proposals have special regard to the preservation and enhancement of the Great Gransden 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 Great Gransden 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.

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