OFFICER REPORT

Case No: 25/00475/FUL Full Planning Application

Proposal: Replace timber windows to UPVC and, guttering and downpipe to UPVC on front elevation (retrospective)

Location: Constitutional Hall 38 The Broadway St Ives

Applicant: Mr Abu Hai

Grid Ref: 531187 271411

DESCRIPTION OF SITE AND APPLICATION

The site is Constitutional Hall located within the built-up area of St Ives.

The site is situated in flood zone 3 and falls within the St Ives Conservation Area and there are a number of a Grade II Listed Buildings in the immediate vicinity.

Retrospective planning permission is sought for the replacement of timber windows to UPVC and guttering and downpipe to UPVC on the front elevation.

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

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

LP5: Flood Risk

LP7: Spatial Planning Area
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP22: Local Services and Community Facilities
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

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

RELEVANT PLANNING HISTORY
0502668ADV - Display of advertisements – Consent

0502667FUL - Change of use to prayer and educational centre - Permission

CONSULTATIONS

St Ives Town Council recommend support of this application but would have preferred a proactive application not retrospective.

HDC's Conservation Officer: I have assessed application 25/00475/FUL for the retrospective permission for uPVC window replacement of timber windows at the Constitutional Hall, 38 The Broadway, St Ives, an unlisted but historic building located within the St Ives Conservation Area.
The uPVC windows are copies of sash windows that have been installed within the existing brick reveals of the building. They maintain the historic character of the building and do not adversely impact the character or appearance of the St Ives Conservation Area.
I have no objections to the application.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Principle
- Design and Visual Amenity and impact on Heritage Assets
- Residential amenity
- Flood Risk

Principle

The proposed development is located in St Ives, which is identified as being within the St Ives Spatial Planning Area in accordance with LP7 of Huntingdonshire's Local Plan to 2036.

LP22 covers local services and community facilities which includes places of worship and states that a proposal for a new local service or community facility within a built-up area, or the extension of an existing local service or community facility on land immediately adjoining the built-up area, will be supported where it retains or enhances and existing service or facility.

The proposal to replace the timber windows and guttering and downpipe to UPVC would not change the existing use of the place of worship and therefore would not conflict with Policy LP7 or LP22.

As such, the principle of the proposed development is supported in this instance and accords with Policies LP7 and LP22 of Huntingdonshire's Local Plan to 2036.

Design and Visual Amenity and impact on Heritage Assets

Policies LP11 and LP12 of the Local Plan and the Huntingdonshire Design Guide SPD (2017) set out key principles of good design to support proposals that respond positively to their context, integrate successfully with the surrounding built form and create well designed and sustainable developments that are functional to meet the needs of present and future occupiers.

The proposal seeks retrospective permission for the replacement of timber windows with UPVC windows and the replacement of metal guttering and downpipe with UPVC on the front elevation. The proposed windows are copies of sash windows and the guttering and downpipe is white UPVC.

The application site falls within the St Ives Conservation Area and there are several Grade II Listed Buildings within the vicinity of the site. The windows are copies of sash windows that have been installed within the existing brick reveals of the building. They maintain the historic character of the building and do not adversely impact the character and appearance of the St Ives Conservation Area. Therefore, it is not considered that the proposed works would result in harm to the significance of the St Ives Conservation Area or to the adjacent Listed Buildings.

Overall, the proposed development would not have an adverse impact upon the character of the area or nearby heritage assets. The proposal therefore accords with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD (2017) and Sections 12 and 16 of the NPPF (2024) in this regard.

Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

In terms of neighbour amenity, due to the nature of the works, it is not considered that the proposed replacement windows, guttering and downpipe would have a significant detrimental impact upon the residential amenity of any neighbouring site.

The proposal therefore accords with Policy LP14 of Huntingdonshire Local Plan to 2036 and Section 12 of the NPPF (2024) in this regard.

Flood Risk

The application site is in Flood Zone 3 as identified by the Huntingdonshire Strategic Flood Risk Assessment (2017), which means it has a high probability of flooding. Given the nature of the proposal, it is not considered it would result in any greater flood risk and is therefore acceptable and in accordance with LP5 of Huntingdonshire Local Plan to 2036

Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it:

* Is acceptable in principle;
* Is of an appropriate scale and design;

* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact on designated heritage assets;
* Would not result in an increased risk of flooding in the locality.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**