OFFICER REPORT

Case No: 24/02083/HHFUL **Householder (Full)**

Proposal: **Proposed replacement of flat roof rear porch with pitched roof structure, conversion of outbuilding to form living accommodation, introduction of 2 no. windows within cinema room between studs**

Location: **Porch House Manor Street Wistow**

Applicant: **Mr Andrew Kirkham**

Grid Ref: **528024 281088**

DESCRIPTION OF SITE AND APPLICATION

The site is located on the eastern side of Manor Street and comprises a large plot with land extending to the north, east and south of the dwelling. The site accommodates the main dwelling and several outbuildings. The dwelling abuts the highway and comprises a two-storey rendered and thatched cottage, linear in form. To the south, across from the vehicular access, there is a single storey brick and slate outbuilding, set close to the highway.

There are neighbouring dwellings to the north and south and to the west, separated by the highway. The dwelling is grade II listed. The village hall, to the north-west is also grade II listed. The site is within the conservation area.

The application comprises the proposed replacement of the flat roof rear porch with a pitched roof structure, the conversion of the outbuilding to form living accommodation and the introduction of two windows within the cinema room between studs and other alterations.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) sets out the three objectives - economic, social, and environmental - of the planning system to contribute to the achievement of sustainable development. It further states so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

The NPPF also sets out the Government's planning policies for (amongst other things):
* Making effective use of land
* Achieving well-designed, beautiful, and safe places;
* Conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2021 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)
LP 11 Design Context
LP 12 Design Implementation

LP 14 Amenity
LP 17 Parking Provision and Vehicle Movement
LP 34 Heritage Assets and their Settings

Supplementary Planning Documents (SPD) and Guidance:

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

79/01561/POTHER Demolition of workshop outbuilding - Approved.
83/00715/FUL Extension to dwelling - Approved.
91/00497/LBC Replacement window - Approved.
96/00006/FUL Erection of outbuilding - Approved.
08/00804/FUL - Extension to garage - Approved.
08/00846/LBC - Extension to garage - Approved.
13/00351/LBC - Removal of first floor window in southern and gable wall and replacement to match existing feather edged timber - Approved.
24/02084/LBC - Proposed replacement of flat roof rear porch with pitched roof structure, conversion of outbuilding to form living accommodation, introduction of 2 no. windows within cinema room between studs - Pending.

CONSULTATIONS

Wistow Parish Council made no comments.
HDC Conservation Team support the proposal, subject to conditions

REPRESENTATIONS

None received.

SUMMARY OF ISSUES

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

- Principle of development
- Design and Visual Amenity including impact on Heritage Assets
- Residential Amenity
- Parking provision and highways safety

*Principle of development

The proposal comprises the alterations to the listed building. No objection is raised in principle, subject to the issues below being satisfactorily addressed.

*Design and Visual Amenity including the impact on Heritage assets

Policies LP11 and LP12 of the Huntingdonshire Local Plan state, amongst other matters, that proposals will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, contributes positively to the character and identity of the area and successfullyintegrates with adjoining buildings, the routes and spaces between buildings,

topography and landscape. Policy LP34 states great weight and importance is given to the conservation of heritage assets and their settings. It also states a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting.

The NPPF at Section 12 refers to design. Section 16 relates to heritage with paragraph 212 stating "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".

Paragraph 215 states "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".

Section 66 of the Planning Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

The proposal comprises the replacement of the flat roof rear porch with a pitched roof structure, the conversion of the outbuilding to form living accommodation, the introduction of two windows within the cinema room between studs and other alterations. In full, the development comprises the following:
-To utilise the outbuilding for living accommodation whilst using the same external materials to match the existing
-Replace rear lobby with a structure utilising materials to match the existing with a pitched slate roof
-The valley formed between the two pitched roofs be altered with Code 5 lead with mop stick rolls and welts at all points
-install utility and plant cupboard within the former kitchen. Expose the brickwork from the wing walls of the false chimney breast over the Aga
-extend the solid masonry from the former pantry to the wing wall of the former chimney breast and install door lining and panelled door/latch to match the existing
-install studwork to form plant room cupboard consisting of 50mm x 75mm studs at 400c/c with matching head/sole plate with two rows of noggins equally spaced for rigidity. Fix lime plaster lath 35mm x 15mm parallel with gaps to push the lime plaster (HP4) through to form key. Install pair of doors, lining and architraves and skirtings all to match
-open up original opening and provide suitable panel door to match existing, complete with latch/keep
-install two bespoke windows W1 and W2 in cinema between existing studs, 750mm height, glaze with laminate glass of 7mm thickness, two layers of 3mm thick glass, 1mm between. All joinery to be Accoya
-install W5, W6, W7, W8 and W9, flush casements in Accoya and glazed as above
-replacement modern window W4 with flush casement as above
-hang original barn door fixed to external and install glazed fixed panel in Accoya
-all making good around doors/windows.

The building is predominantly of timber frame construction and it appears the southern bay was a later rebuild as an attached barn. It also appears that at some point the building was subdivided into four units, with the central stack servicing the middle two units and two additional end stacks servicing the units at each end of the building.

Map regression and historic aerial photographs suggest that the outbuilding postdates WW2. Although the outbuilding is interesting as far as it relates to the post WW2 civilian re-use of wartime structures it has been much altered and makes no contribution to the special interest of the listed building.

It is proposed to demolish the existing outbuilding and linking element to allow construction of a new link and kitchen extension. Internally the proposal is to re-order the existing kitchen into a utility room and add windows to the existing cinema room. An existing modern window in the cinema would also be replaced.

The significance of the main house relates principally to its architecture, its phases of development and the features that allow these to be appreciated. Removal of the modern linking element and outbuilding would not harm the significance of the listed building. The setting to the main house would be preserved as the proposed extension replaces the existing outbuilding on a similar footprint and is of a similar scale. The proposed materials are acceptable as they reflect the rural setting to the building and would preserve the character and appearance of the conservation area.

The Conservation Officer raised no objections to the insertion of the new windows in the cinema room. This room has been substantially re-worked in the 20th Century and the proposed interventions would not impact historic fabric. The creation of a utility room and lobby is acceptable as it would not impact historic fabric but would maintain the historic subdivision of the building. Opening up the doorway to the lobby as proposed would have a minimal impact as the historic door structure is to be re-used.

The proposed changes are largely to the rear or internal and would have a limited visual impact from the public realm.

Overall, the proposed scheme would have a negligible impact on the special interest of the listed building and would preserve the character and appearance of the Wistow Conservation Area. The proposal therefore accords with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan and the above-mentioned Act.

*Residential Amenity

Policy LP14 of the Local Plan states that 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.

The proposal comprises alterations to the building. These are largely to the rear or internal and given the limited nature of the proposals and the siting to the rear of the building, it is not considered there would be any harm to the residential amenities of neighbouring dwellings. Nearby dwellings are set a significant distance from the application dwelling.

Overall, having regard to the above matters, it is considered that the development would not be harmful to the residential amenities of occupants of neighbouring properties and is therefore in accordance with Policy LP14 of the Huntingdonshire Local Plan.

*Highway Safety and Parking provision

The proposal would not result in any increase in vehicular movement to and from the property or require additional parking. As such, the development is considered to accord with Policy LP17 of the Huntingdonshire Local Plan.

*Conclusion

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

* Is of an appropriate scale and design
* Would not have a harmful impact upon the character and appearance of the area;
* Would not have a harmful impact upon the designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significant impact on highways safety

CONTACT OFFICER:
Enquiries about this report to **Nigel Reeves**