OFFICER REPORT

Case No: 25/00241/HHFUL **Householder (Full)**

Proposal: Repair/replace a road frontage low brick wall with access steps to the above property (part retrospective)

Location: Goodyers Farm Holywell Front Holywell

Applicant: Jannine Warwick

Grid Ref: 533774 270712

DESCRIPTION OF SITE AND APPLICATION

The application site at Goodyers Farm, Holywell Front is occupied by a Grade II Listed two-storey detached dwellinghouse located along a rural road in Holywell. The site falls within the Holywell Conservation Area and is in Flood Zone 1 on the Environment Agency's Flood Map for Planning.

This application seeks permission for the repairing and replacement of a road frontage low brick wall with access steps to the property.
Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

During the lifetime of the application, the description has been revised to reflect that part of the demolition works to the wall have been started. Additionally, revised location and block plans have been received to correctly reflect the red line boundary of the application site. Given the neutral impact, on the balance of fairness further consultation on this matter was not considered to be necessary.

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;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and 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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement
LP34: Heritage Assets and their Settings

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Holywell Conservation Area Character Assessment (1994)

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

RELEVANT PLANNING HISTORY

Given the historic nature of the property there is an extensive planning history associated with it. The history from 2006 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

24/02320/LBC - Repair/replace a road frontage low brick wall with access steps to the above property (Pending Consideration)

CONSULTATIONS

HDC Conservation Team - Recommend approval.

Cambridgeshire County Council Highways - No objections.

Needingworth Parish Council - Recommend approval.

REPRESENTATIONS

None received.

SUMMARY OF ISSUES

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

- Design and Visual Amenity
- Impact on Heritage Assets
- Residential Amenity
- Parking Provision and Highway Safety

* Design and Visual Amenity

Goodyers Farm is a detached Grade II Listed Building located within the Holywell Conservation area. The surrounding area depicts the character of a typical rural village, and there are a number of additional Listed Buildings along Holywell Front on which the application site is located. The works which require Listed Building Consent concern the road fronting boundary wall which

encloses the dwelling, alongside the access steps leading up to the property and therefore do not impact the building itself. As the works are directly on the road frontage, they can be seen from, and in the views of nearby Listed Buildings and visible from the street.

The proposed works involve the renovating and replacement of the road frontage wall, with the wall to be 0.45 metres in height. When considering the materials used, the bricks are to be reclaimed, complementing the appearance of the existing dwelling. The mortar consists of 1:5 lime mortar as per the submitted Design and Heritage Statement, complementing both the reclaimed bricks to be used alongside the appearance of the Listed Building itself.

The repairing of the steps also consists of the use of reclaimed brick, and will measure 1.5 metres in width, maintaining the existing measurements in line with the entrance to the property. The steps complement the design and visual appearance of both the wall and host dwelling, and have a neutral impact on the character and appearance of the area.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Impact on Heritage Assets

As detailed in the previous sections of this report, the application site lies within the Holywell Conservation Area, and the proposed development also lies within the curtilage of the Grade II Listed Building Goodyers Farm on the application site. As such, it should be regarded that:

Section 16(2) of the Planning (LBCA) Act 1990 (as amended) requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) 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.

Para. 205 of the NPPF sets out that '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'.

Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents make comments which are available to view in full on HDC's Public Access Site and are summarised below:

HDC's Conservation Officer notes that the wall and steps are both in poor condition. In its current form, the wall has limited significance and due to its condition, the demolition and rebuilding on a

like-for-like basis is acceptable. It is considered that rebuilding the wall and steps will preserve the character and appearance of the Holywell Conservation Area.

A site visit undertaken highlighted that the wall is already partly demolished, and in disrepair. As such, the repairing and replacement of the existing wall will benefit both the character and appearance of the application site and complement the host dwelling. The low nature of the wall does not remove any views from the Grade II dwelling and is considered acceptable with regards to its impacts on the designated heritage assets.

Therefore, given this assessment alongside the supportive comments from the specialists, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Residential Amenity

Given that the nature of the development consists of the renovation and rebuilding of the existing road frontage boundary wall and access steps to the property, and having regard to adjacent properties, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

Overall, taking these factors into account the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

*Impact on Highways

Due to the nature of the application as the renovation and rebuilding of a road frontage boundary wall, and the proximity from the highway. Cambridgeshire County Council's Highway Authority was consulted. They raise no objections for the proposal, providing that the highway is not encroached upon and is not constructed on. The applicant as such has contacted Cambridgeshire County Council's Searches Team, who have confirmed that the area of verge to the front of the boundary wall is considered Highway. However, the building line would be the roofline due to the thatched nature of the roof, which extends out over the proposed brick wall when looking from above. As such, revised plans have been received correctly reflecting that the proposal does not involve works on Highway land.

Therefore, the proposed development is acceptable with regard to parking provision and will not be detrimental to highway safety in the locality. It therefore accords with Policy LP17 of the 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 impact vehicle movement or highway safety in the area.

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.

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CONTACT OFFICER:
Enquiries about this report to **Josh France**