

DEVELOPMENT MANAGEMENT COMMITTEE 17 October 2022

Case No: 22/00811/FUL (FULL PLANNING APPLICATION)

Proposal: PROPOSED CONVERSION OF EXISTING BUILDING INTO 5 FLATS AND 1 SHOP, RENOVATION OF FORMER BAKEHOUSE/RESIDENTIAL ACCOMMODATION INTO 1 DWELLING, ERECTION OF 2 DWELLINGS AND DEMOLITION OF OUTBUILDINGS.

Location: 66 HIGH STREET WARBOYS PE28 2TA

Applicant: KEY DEVELOPMENTS LTD (MR A MCAFFREY)

Grid Ref: 530794 280109

Date of Registration: 21.04.2022

Parish: WARBOYS

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC as the previous application on the site was considered by the committee)

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application relates to 66 High Street which is a Grade II listed building that lies within the Warboys Conservation Area and covers an area of approximately 0.11 hectares. The site comprises the main building fronting High Street and a smaller derelict building to the rear that is understood to have been a bakery. Beyond the bakery is a larger overgrown garden that lies outside the Conservation Area.
- 1.2 The site is bound on all sides by residential development. The adjoining property, Clifford House, is a three-storey listed building that has been converted into flats.
- 1.3 66 High Street is described in the Historic England listing as: Mid 19th Century house and shop. Gault brick. Hipped, slate roof with saw-tooth eaves cornice. Two storeys. Four hung sashes with glazing bars at first floor. House door at left hand side. Panelled door with rectangular fanlight. Original shopfront at right hand. Shop interior intact.
- 1.4 The shop has been closed for many years. The site is currently fenced off to prevent access.

- 1.5 The site is identified within the Environment Agency Maps for Flooding and the Council's Strategic Flood Risk Assessment 2017 as lying entirely within Flood Zone 1 - land that is at least risk of flooding. The site is also not shown to be at risk of surface water flooding.
- 1.6 The application proposes the retention of the existing shop premises and the conversion of the rest of the building to five flats. No alterations to the elevations of the listed building are proposed except for a small window to the rear of the side gable at ground floor level to provide a window to a living room. Four one bed flats and one two bed flat are to be provided in the main building.
- 1.7 The former bakehouse is to be repaired, repointed and rebuilt where necessary and converted to a small one-bedroom dwelling. To the rear of the site, a pair of three-bedroom semi-detached dwellings is proposed. The proposed building is located 7.5m from the rear boundary with the dwellings to the rear and 12.3m from the former bakehouse. The new building is to be faced in timber cladding, horizontal to the front and rear elevations, and vertical to the gable ends, with metal clad dormer windows.
- 1.8 Eight car parking spaces would be provided on the site, including two each for the three-bedroom properties. Leaving 4 spaces for the 5 flats, bakery conversion and shop.
- 1.9 A number of trees in the centre of the site are to be removed and those on the boundary of the site are to be retained and supplemented with new planting, particularly along the rear boundary.
- 1.10 The application differs from the previous refused scheme on the site in the following ways;
 - the re-siting of the proposed pair of semi-detached dwellings 500mm further forward in the plot;
 - the introduction of a bench immediately to the front of the listed building;
 - a reduction in the number of and a minor change in the siting of bike stores/ stands on the site;
 - additional planting to the rear and side of the site;
 - increase in the height of the rear fence by 500mm;
 - removal of the site gate to the bakehouse; and
 - squaring off the bakehouse courtyard.
- 1.11 The application is supported by the following documents and reports;
 - Design and Access Statement
 - Planning and Heritage Statement
 - Precedent Study
 - Structural Inspection Report

- Tree Survey, Arboricultural Impact Assessment and Method Statement
- Views from 66 High Street Bakehouse and estate proper
- Biodiversity Checklist
- Unilateral Undertaking

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (20 July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development - see paragraph 8. Paragraph 9 explains that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in the NPPF. It explains that they are not criteria against which every decision can or should be judged. Decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. Paragraph 10 of the NPPF 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'. That presumption in favour of sustainable development is contained in paragraph 11 of the NPPF. As was explained by the Court of Appeal in *Barwood Strategic Land LLP v East Staffordshire Borough Council and SSCLG* [2017] EWCA Civ 893 (when considering an earlier version of the NPPF), paragraph 14 (which has now been replaced by paragraph 11) sets out in clear and complete terms, the circumstances and way in which the presumption is intended to operate and that there is no other presumption in favour of sustainable development in the NPPF. As Lord Justice Lindblom explained at paragraph 35(3):

When the section 38(6) duty is lawfully performed, a development which does not earn the "presumption in favour of sustainable development" - and does not, therefore, have the benefit of the "tilted balance" in its favour - may still merit the grant of planning permission. On the other hand, a development which does have the benefit of the "tilted balance" may still be found unacceptable and planning permission for it refused [...]. This is the territory of planning judgment, where the court will not go except to apply the relevant principles of public law [...].

2.2 The NPPF 2021 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

2.3 The National Design Guide 2021:

- C1 - Understand and relate well to the site, its local and wider context
- C2 - Value heritage, local history and culture
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- I3 - Create character and identity
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities

2.4 The National Planning Practice Guidance and the Noise Policy Statement for England are also relevant and are material considerations

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

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

- LP1: Amount of Development
- LP2: Strategy for Development
- LP3: Green Infrastructure
- LP5: Flood Risk
- LP6: Waste Water Management
- LP8: Key Service Centres
- LP9: Small Settlements
- LP11: Design Context
- LP12: Design Implementation
- LP13: Placemaking
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP22: Local Services and Community Facilities
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide (2017) including the following chapters:

- 1.0 Introduction:
- 1.6 Design principles
- 2.1 Context and local distinctiveness
- 2.5 Landscape character areas
- 2.7 Architectural character
- 3.5 Parking/servicing
- 3.6 Landscape and Public Realm
- 3.7 Building Form
- 3.8 Building Detailing
- 4.1 Implementation
 - Developer Contributions SPD (2011)
 - Huntingdonshire Townscape and Landscape Assessment SPD (2007)
 - Cambridgeshire Flood and Water SPD 2017
 - Huntingdonshire Tree Guidance Note 3
 - Annual Monitoring Report - Part 1 (Housing) 2020/2021 (October 2021)
 - ECAP CCC Waste Management Design Guide (CCC SPD) 2012

Local For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 22/00710/LBC Proposed conversion of existing building into five flats and one shop, renovation of former bakehouse/residential accommodation into one dwelling, erection of two dwellings and demolition of outbuildings. Concurrent application.
- 4.2 21/01410/FUL Proposed conversion of existing building into 5 flats, restoration and reinstatement of existing shop, renovation of former bakehouse/residential accommodation into one dwelling, erection of two dwellings and demolition of outbuildings. Refused January 2022 on the grounds that the development would fail to respect the setting of the listed buildings to the detriment of the character of the area and the public benefit does not outweigh the harm to the setting of the listed buildings.
- 4.3 21/01411/LBC - Same description as 21/01410/FUL. Not determined.
- 4.4 9500742FUL - Change of use to shop, flat and four bedsits. Approved September 1995.
- 4.5 9201387FUL - Change of use of shop and dwelling to shop and two flats. Alterations and extension. Approved March 1993.
- 4.6 9201386FUL - Change of use from shop and dwelling to flat, shop and bedsits. Alterations and extension. Refused September 1993.

5. CONSULTATIONS

- 5.1 Parish Council: (Received 17 May 2022) - The Parish Council recommends that the above applications be approved as it would bring the building back into use, it having stood empty and fenced off for over 25 years. It is an attraction for youngsters who have often broken in to indulge in drug and alcohol taking. We now have a new owner who is prepared to invest in the property and restore it after 25 years of neglect.

The Parish Council disagrees with the reason for refusal of the previous application - that it would harm the setting of the listed building. The listed building has been allowed to deteriorate while standing empty for more than 25 years which has been hugely detrimental to the character of the area. To the contrary, a sympathetic refurbishment of the site would be of benefit to the local community and would complement the refurbishment of the adjoining listed building at 64 High Street, the former Clifford's Garage.

The development now proposed will re-establish the frontage of the former Newman's Stores at No. 66 with its attractive façade. The rear of the property already has modern development on two sides which is not in keeping with the setting of the listed building.

It is inconsistent for the planning authority to grant permission for the listed building at 64 High Street to be converted into 6 flats with a car park at the rear and for the remainder of the site to be developed as a housing estate but to refuse permission for a smaller development at the rear of 66 High Street on the grounds that it would harm the setting of that listed building.

- 5.2 Cambridge County Council Highways (Received 31 May 2022) - Have the following comments;
- Access dimension minimum 5m wide for 10m from highway edge. This is acceptable for shared residential use;
 - No Gates, acceptable;
 - On- site parking and manoeuvring areas are indicated, I note the amount of parking associated with the site, I assume that the LPA are considering this level of parking in such a location as this?;
 - Pedestrian splays are shown and acceptable;
 - The vehicle-to-vehicle visibility splay is indicated at 2.4m x 43m however this appears to go over the boundary of 70 and 72. The splay in this direction should be redrawn indicating 2.4m x 43m without going over 3rd party land. Manual for Streets allows the splay to be taken 1m (maximum) from the road edge.

Given the above, there is no objection in principle, but an amended plan should be provided in regards of the vehicle to vehicle splay indicated above.

- 5.3 HDC Environmental Health (from the previous application) - No objections subject to a condition regarding a Construction Environmental Management Plan regarding mitigation measures for the control of pollution including noise, dust and lighting during the construction and demolition phases.
- 5.4 HDC Conservation Officer (Received 27 July 2022) – Objections to the application: The significance of this site lies in the combined architectural aesthetic artistic and historic interest of this site and the buildings contained within. The relationships between the structures and the way in which the building is experienced in its setting (both from the garden and from the public realm) helps us appreciate this group of structures and their significance.

The front half of the site is located within the Warboys conservation area, part of the rear garden lies outside but abuts the conservation area boundary.

The Planning history of the site is complex;

92/01386/FUL Change of use from shop and dwelling to 1 flat (basement and first) one shop and four bedsits (1st floor) alterations and extension

92/01387/FUL Change of use from shop and dwelling to flat, shop and two flats alterations and extension.

Both schemes proposed identical external appearance and ground floor basement usage. The difference between the applications was at first floor only one application sought to turn the first floor into a self- contained residence. The second application sought permission to use the first floor as a guest house accommodation ancillary to the ground floor residence.

92/0138/LBC Listed building consent for demolition of rear extension and outbuilding. Alterations and extension to dwelling and front wall.

95/00742/FUL Change of use to shop and flat and four bedsits. Works were undertaken to the building which substantially exceeded the scope of the permission/consent and resulted in the unauthorised removal of significant historic fabric, no conditions were discharged, with works to the shop fixtures being specifically excluded from the consents. Walls, Doors, staircases, Ceilings and fixtures including fireplaces were removed without consent as were the original shop fixtures. The works to the basement exceeded what was consented. Whilst fabric has been

removed the historic interest of the building as a purpose built Victorian shop with live in accommodation for the shopkeeper and his family, this is illustrated through the layout of the building. The site has now been purchased by a new owner who is seeking consent to split the principle building into 6 flats drwgs 732_06D and 732_07A.

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.

A listed building enforcement notice could be served requiring the remediation of the unauthorised works to bring the building back to its state before the unauthorised works were undertaken. The NPPF advises that (p196) where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

The starting point for this development therefore is not the blank canvas that is currently presented but the building as it would have been if the unauthorised works had not been undertaken. In assessing the impact of these proposals therefore I am mindful of the original layout and fabric of the building and I consider the opportunity to reinstate fabric as a positive part of a balancing assessment.

The building has been unlawfully stripped of all fixtures, there are no floors, ceilings, plaster, walls or doors. This application does not state what works are to be undertaken to repair this building, there are no details on the proposed specification of works, therefore it is not possible to understand or assess the benefit/harm of the works to the overall historic significance of this building.

Building regulation approval will be required and this will impact on what works are needed, without details of these additional works being provided these cannot be considered at this stage and a separate consent may be required.

The Bakehouse

This structure meets the criteria for being protected as part of the listing of the main dwelling. The structure appears to have been a bakehouse or external kitchen and contains the remains of a large range, the structure is two storeys in height and is in a poor condition. The application seeks to convert this structure to form a single detached dwelling. It is fundamentally unclear if this structure is to be converted or knocked down and rebuilt.

There is a lack of information about the scope of the proposed works. The notes on the drawing include generic statements such as 'restore, brickwork, restore stairs/ internal features etc, but this does not define what works will be undertaken, The notes on the drawing are in direct contrast to the submitted engineers report.

The Heritage statement states 'In spite of the conclusions contained in the structural report, it is not intended at this stage to dismantle and re-build, but to carefully repair the structure in situ and renovate as necessary'. Whilst the intentions are noted, the professional advice of the engineer must be considered to be more realistic, until proven otherwise.

The structural engineers report dated Dec 2020 is a basic visual assessment, which is insufficient, it refers to the steel outbuildings and the bakehouse.

The report considers the bakehouse to be in parts structurally unstable and suggests the following works;

- Dismantle and rebuild roof and structure
- Take down and rebuild displaced sections of wall
- Tie in narrow cracks with helibars
- Grub out vegetation roots and repair/rebuild founds.

The report recommendation states that this will mean the taking down of the entire structure and its reconstruction – this therefore would constitute demolition, but the application does not state this. These works appear to be required in part because of the intention to convert the building to habitable use, if the building were to be repaired as a store then I question if this level of work would be needed.

The intention appears not to reconstruct the entire structure, the single storey lean to on the eastern side of the building will not be rebuilt, to facilitate traffic circulation to the rear plots. Reliance is placed on the 95 consent which was not implemented and has lapsed. The loss of this lean to is harmful.

There are no existing elevations of the bakehouse. The proposed elevations illustrate a building of poor quality and design, the openings are of a different size and the design and method of fenestration opening is unacceptable, the proposal is devoid of the character and detail currently illustrated by this structure. If this structure were to be rebuilt in this format, it would harm the setting of the listed building and would lose all of its historic character.

With the exception of a small courtyard space (delineated with a brick wall) and a green space forming the gardens to the new dwellings, the entire setting of the building will be given over to traffic circulation and bin storage.

A number of trees appear to be removed as part of the proposals, an arboricultural report has been supplied July 21. G1, G2, T2, T3, T4, T5 T6, T7, T8 trees to be removed but these are indicated as retained on the site plan (T6, T7, T8)

Development to the rear

The applicant proposes 2 x 3 bedroom semi- detached units to the rear of the site the associated small garden spaces are south facing and dominated by trees. Some of the site trees will be removed as part of this proposal and the remaining trees are unlikely to be sustainable. Trees make a positive contribution to the character of the conservation area, whilst these are outside the conservation area their canopy makes a contribution to longer views.

The design of the new dwellings within this context has little relevance to the supplied 'precedent study'. The building is a 1.5 storey structure which has no relevance to the character or design of the principle listed building. This development will harm the setting of the listed building and will not reflect the special architectural and historic interest of the conservation area which it sits adjacent.

Conclusion

The significance of this historic building and its setting has been given little respect, this appears to be an exercise in maximising the amount of accommodation that can be fitted onto the site rather than a proposal that pays special regard to the special interest of the building or its setting. No attempt has been made to restore the original character of the building, important spaces have been subdivided and the character of the shop is eroded. The demolition of the coach house needs to be fully justified, if demolition is permitted with the resultant loss of significance then there will be no obligation on the Council to accept the construction of a facsimile structure as it will contribute little to the history of the building/site. The site is to be laid out as a one way traffic circulation utilising the new 'bakehouse' as a central island in a sea of gravel and bins.

Even though this proposal will greatly harm the significance of the principle listed building, result in the loss of the bakehouse and substantially harm the setting of the listed building it will result in a high level of harm but that harm will be categorised as less than substantial under the terms of the NPPF as the exterior of the building will not be harmed.

There will therefore be a low level of harm to the character and appearance of the conservation area due to the destruction of

the bakehouse and the loss of the setting of the building including tree cover.

Discussion

66 High Street Warboys is a grade II listed building, of national importance and part of the history of Warboys.

The building has suffered from unauthorised works and has been vacant for a number of years.

Historic England have declined to delist this building at this time. The building whilst devoid of internal feature is in itself in reasonable structural condition (the applicant has not requested consent to undertake any work to the roof or structure of the building).

The Council is not seeking the full restoration of the building to its condition before the unauthorised works were undertaken, it recognises that historic fabric has been lost and it would be incorrect to insist on a full historically accurate restoration scheme, the applicant has been advised that there would be flexibility in specifications therefore the cost of refurbishment would be limited to those similar to a standard refurbishment.

The legal search of this property show that the applicant purchased the building in 2019. The cost of the building works has not been provided to support the applicant's assertion that the new build is justified. No supporting Enabling Development information has been supplied which would provide a viability argument for the dwellings.

The applicant states that 'Whilst the new build may be fundamental to the overall viability of the scheme, its inclusion is clearly not in conflict with planning policies set out in the Local Plan or the national policies of the Framework and so should not be subject to the level of scrutiny advised for schemes reliant on "enabling development" which would not otherwise be granted permission, because they are contrary to planning policy'.

The applicant is incorrect in his assertions as the proposed new units will be in conflict with Policy LP34 Heritage Assets and their Settings which states;

'Great weight and importance is given to the conservation of heritage assets (see 'Glossary') and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so'.

The NPPF 2021 and the planning balance.

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.

Considerable weight and importance should be given to the avoidance of harm to the conservation area and the significance of a listed building and its setting. The presumption against the avoidance of harm is a statutory one, it is not irrefutable but can only be outweighed only if there are material considerations that are powerful enough to do so.

Paragraph 202 of the NPPF 2021 applies; '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'.

Fundamentally the development of this site will result in a private benefit to the developer, there will be some public benefit through bringing a listed building into use and the provision of two new residential units. These benefits are not considered to be sufficient to outweigh the overall harm that this proposal would generate.

This development does not represent optimum viable use which is described as the level of development necessary to secure the public benefit with the minimal level of harm.

No evidence has been provided by the developer that the new development is the minimum amount of development essential to secure the repair of the listed building.

Recommendation

The proposal will cause a high level of harm to the significance of 66 High street Warboys and the Warboys Conservation Area.

This level of harm is considered under the terminology of the NPPF to be less than substantial, there is a statutory duty on the decision maker to avoid harm to this asset. Great weight must be given by the decision maker to this level of harm in the determination of this application. The application should be refused as it is contrary to Policy LP34 of the Huntingdonshire Local Plan to 2036 and the NPPF2021.

6. REPRESENTATIONS

- 6.1 The application has been advertised by means of site and press notices, given the application would affect a listed building and the character and appearance of a Conservation Area. Neighbouring properties were also notified of the application by letter.
- 6.2 Comments have been received from six of the neighbouring and surrounding properties, three supporting the proposal and three objecting on the following grounds;

- While the principle of the development is acceptable, concern is raised about the size of the development and the infrastructure proposed;
- The level of parking is inadequate and will result in on-street parking;
- Cycling would not be used as a method transport for work by the future residents of the site;
- The scheme does not stack up for the residents of Warboys, but does for the developers;
- The proposal is overdevelopment of the site;
- The amendments to the previous scheme on the site would make very little difference to the degree of loss of privacy and overshadowing and the scheme is still below the required 21m distance;
- Visual intrusion; and
- The proposed new dwellings would harm the listed building and the Conservation Area.

7. ASSESSMENT

7.1 As set out within the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. The Planning and Compulsory Purchase Act 2004 (Section 38(6)) explains that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This is reiterated within paragraph 47 of the NPPF (2021). Paragraph 12 of the NPPF states that where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

7.2 In Huntingdonshire the Development Plan consists of:

- Huntingdonshire's Local Plan to 2036 (2019)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
- 21 Neighbourhood Plans

7.3 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97

(Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 of the NPPF confirms that it is a material consideration and significant weight is given to the NPPF as a matter of planning judgment in determining applications.

- 7.4 The main issues to consider in assessing this application are whether there is any conflict with Development Plan policies and if there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole.
- 7.5 Where an application is not in accordance with the Development Plan, it must be considered whether there are any material considerations, including local and national guidance, that indicate that planning permission should be granted.
- 7.6 With this in mind, the report addresses the principal, important and controversial issues which are in this case:
- Principle of Development
 - Highway Safety, Access and Parking Provision
 - Design and Impact upon the Historic Environment – Character and Appearance of the Conservation Area and the setting of the listed building
 - Residential Amenity
 - Ecology, Biodiversity and Trees
 - Flooding and Drainage
 - Open Space
 - Housing Mix
 - Accessible and Adaptable Dwellings
 - Water Efficiency
 - Infrastructure Requirements and Planning Obligations
 - Other issues

Principle of Development

- 7.7 Paragraph 119 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 7.8 Paragraph 123 of the NPPF states that local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.
- 7.9 The Local Plan, at paragraph 4.84, defines the built-up area as being a distinct group of buildings that includes 30 or more homes. Clusters smaller than this are deemed to comprise isolated or sporadic development within the countryside. The site

is located within the centre of Warboys. The site therefore lies within the built-up area.

- 7.10 Policy LP8 of the Local Plan deals with Key Service Areas, of which Warboys is one, and states that a proposal for housing development will be supported where it is appropriately located within the built-up area of a Key Service Centre.
- 7.11 The proposed development therefore accords with the requirements of Policy LP8 in principle given that it is located within a built up area. Whether the site is appropriate for the development proposed is addressed in the following sections of the report.

Highway Safety, Access and Parking Provision

- 7.12 Paragraph 110 of the NPPF advises that in assessing applications for development, it should be ensured that 'appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location' and that 'safe and suitable access to the site can be achieved for all users', and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 7.13 Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.14 Policy LP16 of the Local Plan states that new development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes. A proposal will therefore be supported where it is demonstrated that:
- * Opportunities are maximised for the use of sustainable travel modes;
 - * Its likely impacts have been assessed, and appropriate mitigation measures will be delivered;
 - * Safe physical access from the public highway can be achieved;
 - * Any potential impacts on the strategic road network have been addressed in line with Circular 2/2013 and advice from Highways England;
 - * There are no severe residual impacts.
- 7.15 Policy LP17 of the Local Plan states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. A clear justification for the space for vehicle movements

and level of vehicle and cycle parking proposed will need to be provided taking account of:

Highway safety and access to and from the site;

Service arrangements;

The accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;

The needs of potential occupiers, users and visitors, now and in the future;

The amenity of existing and future occupiers and users of the development and nearby property; and

Opportunities for shared provision, where locations and patterns of use allow this.

- 7.16 In detail, access to the site is provided from High Street. Sufficient width at the point of access is provided and Cambridgeshire County Council as the Local Highway Authority has considered the application and is satisfied that the proposed development makes appropriate provision for highway safety and access, subject to the provision of suitable visibility splays at the entrance/ exit to the site that do not go over third-party land and has no objections on highway grounds to the proposed development. The site is in a sustainable location within walking distance of shops and services in Warboys with public transport opportunities to travel to both Huntingdon and Peterborough.
- 7.17 There are no maximum or minimum parking standards within the Local Plan. Each of the proposed new two bed houses would be provided with two parking spaces. Four further spaces would be provided for the accommodation in the converted buildings. Given that the site lies within the centre of the village and the application concerns the conversion of a derelict building, bringing it back into use, it is considered that an appropriate number of parking spaces are provided, given sustainability considerations and having regard to Policy LP17 of the Local Plan. Secure cycle storage is provided at a rate of one space per bedroom, in accordance with the Council's stated standards. Full details of cycle stores have not been provided but these may be secured by condition in the event that the application is found acceptable.
- 7.18 As set out above, Paragraph 111 of the NPPF 2021 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The County Highways Authority considers that there would be no such unacceptable or severe impacts subject to the provision of the required visibility splays. In light of this, it is considered that a recommendation of refusal on parking grounds could not be robustly or appropriately justified and the proposed

development would accord with the requirements of the NPPF 2021 and Policies LP16 and LP17 of the Local Plan.

Character and Appearance of the Conservation Area

- 7.19 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether or not to grant permission for development that affects a listed building or its setting, the authority shall have special regard to the desirability of preserving the building or its setting. Section 72 contains similar requirements with respect to Conservation Areas.
- 7.20 Paragraph 199 of the NPPF states 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'.
- 7.21 Paragraph 200 of the NPPF 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'. In this case, the proposal is considered to cause 'less than substantial harm' in NPPF terms but that does not mean that the harm is acceptable. Paragraph 201 of the NPPF requires the harm to 'be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use'.
- 7.22 Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments;
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- 7.23 The National Design Guide 2021 addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. The Guide supports paragraph 130 of the NPPF that permission should be refused for development of poor design.
- 7.24 The Huntingdonshire Design Guide 2017 sets out design principles based on recognised best practice and explains key requirements that the Council will take into consideration when

assessing planning proposals. The Design Guide promotes locally distinctive design which respects and enhances the character of Huntingdonshire.

- 7.25 Paragraph 40 of the National Design Guide states that development should respond positively to the features of the site itself and the surrounding context, including layout, form and local character.
- 7.26 Policy LP11 of the Local Plan requires new development to respond positively to its context. Policy LP12 requires new development to contribute positively to the area's character and identity and to successfully integrate with adjoining buildings.
- 7.27 Policy LP34 of the Local Plan states that great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so. The policy continues that where works are proposed to a heritage asset or within its setting, it must be demonstrated that the proposal, amongst other things:
- * Protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use and views both from and towards the asset.
 - * Does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances the special character and qualities.
- 7.28 The Warboys Conservation Area Character Statement was published in 2006. The Conservation Area covers development along the village's three main roads - High Street, Ramsey Road and Church Road. The Statement notes that development in the High Street is quite dense compared to the more loosely developed Church Road and Ramsey Road and the more spread-out weir area. It notes that buildings are quite regular and formal in style and that most stand close to the pavement with little or no front garden.
- 7.29 The site is currently fenced off and as the building has been allowed to deteriorate for many years and has been an eyesore in the centre of the Warboys Conservation Area, attracting many adverse comments from local residents about its appearance. The applicant bought the site from the previous owner in 2020.
- 7.30 Map 2 in the Conservation Area Character Statement confirms that the former bakehouse to the rear of 66 High Street is a 'visible outbuilding of particular merit'. The boundary to the Conservation Area runs to the rear of this outbuilding. The

Appraisal states that old outbuildings are an important feature of the village, hinting at the agricultural and industrial past and contrasting with the formal buildings that face onto the street and that they are visible through entrances and up the lanes that run between the long, narrow plots.

- 7.31 The concerns of the Council's Conservation Officer relate principally to the new properties built within the rear garden. The proposals would bring 66 High Street back into use and while, as the Conservation Officer points out, many internal changes have been made which have not benefited from Listed Building Consent, these have been made by a previous owner. The applicant has revised the application such that the shop is retained and reinstated and so the application is now clearly not an exercise in maximising the amount of development that can be accommodated on the site.
- 7.32 The applicant appropriately seeks to retain the bakehouse, but the building is obviously in a very poor state of repair and the applicant is advised by a structural survey of works that are necessary. The site has been derelict for many years, and it is considered that given that the bakehouse is specifically referred to in the Warboys Conservation Area Character Statement as a visible outbuilding of particular merit, there does appear to be justification for the works that the applicant seeks to undertake.
- 7.33 The applicant has set out that the costs of the work to bring the long derelict buildings back into use cannot be undertaken without the additional income that would be generated by the construction of the two new dwellings within the rear garden. These two dwellings have not been formally submitted as enabling development and the case that the applicant makes has not been made with supporting viability information.
- 7.34 While the former bakehouse would screen the new buildings from public view from the highway, they would be nevertheless be visible and the former bakehouse would be seen in a far different setting than its current one within a rear garden.
- 7.35 Despite the new dwellings lying outside the Conservation Area, the proposal taken as a whole would harm the significance of the principal listed building, resulting in the loss of the original bakehouse and substantially harming the setting of the listed building. The harm caused is categorised as less than substantial under the terms of the NPPF as the exterior of the building will not be harmed.
- 7.36 There will therefore be harm to the character and appearance of the Conservation Area due to the loss of the original bakehouse and the loss of the setting of the building including some tree cover.

- 7.37 The Planning (Listed Buildings and Conservation Areas) Act 1990 sections 66 and 72 require 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.
- 7.38 Considerable weight and importance should be given to the avoidance of harm to the conservation area and the significance of a listed building and its setting. The presumption against the avoidance of harm is a statutory one, it is not irrefutable but can only be outweighed if there are material considerations that are powerful enough to do so.
- 7.39 Paragraph 202 of the NPPF 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'.
- 7.40 The development of this site will result in a private benefit to the developer, although there will be a public benefit through bringing a listed building into use, the reinstatement of the shop and the provision of the residential units. No formal evidence has been provided to justify that this level of development is required or that the scheme does not represent optimum viable use, which is the level of development necessary to secure the public benefit with the minimal level of harm. As such, and on balance, it is not considered possible to recommend approval of the scheme.

Residential Amenity

- 7.41 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 the neighbouring land and buildings.
- 7.42 The proposed new dwellings would be sited 14.5m from the rear elevation of the bungalows to the east on Forge Way. The proposed dwellings would have no windows on the side elevations other than obscure glazed windows to an en-suite bathroom. The proposed dwellings would be sited 7.5m from the shared boundary with the two storey dwellings to the rear of the site. These existing dwellings have comparatively short gardens, the shortest being just 5.5 metres deep. However, the proposed dwellings are designed with the upper floor within the roof space such that the eaves would be 3.9 metres above ground level and the bedrooms at the rear of the proposed dwellings would be served by skylights rather than windows that directly face neighbouring dwellings. In addition, the tall hedge along this rear boundary would be retained and supplemented. The plans note

that the title deeds would have a covenant requiring the retention of the planting in perpetuity.

- 7.43 With regard to the distances between habitable room windows, there would be no rear windows other than a skylight in the former bakehouse. This one-bedroom dwelling would have windows facing the street to its two habitable rooms.
- 7.44 With regard to the proposed bedrooms in the basement of the listed building, each would benefit from natural light from existing lightwells to the front and side of the building. The proposed living room would benefit from light from an existing lightwell and from light from the existing stairwell that accesses the basement. This basement flat is the largest of the five that are proposed at 68 square metres.
- 7.45 The conversion of basements to living accommodation is considered acceptable in certain circumstances. Those circumstances include where the building is listed and where each room benefits from some natural light and where the living accommodation is not cramped or restricted. As such, the provision of basement living accommodation is considered to be acceptable in this instance.
- 7.46 The lack of private amenity space for the five flats in the listed building is a common feature with the conversion of such buildings within town and village centres. It is noted though that there is a sports ground and a play area within 150 metres of the site. This is considered acceptable as an alternative to garden space for each of the flats.
- 7.47 The redevelopment of the site for residential purposes is considered acceptable in terms of impact upon the neighbouring occupiers. It is therefore considered that the proposed development complies with the requirements of Policy LP14 of the Local Plan and the requirements of the NPPF.

Ecology, Biodiversity and Trees

- 7.48 Policy LP30 of the Local Plan sets out to conserve and enhance biodiversity and advises that opportunities should be taken to achieve beneficial measures within the design and layout of development and that existing features of biodiversity value should be maintained and enhanced. As a minimum, it requires that a proposal will ensure no net loss in biodiversity and achieve a gain where possible.
- 7.49 Policy LP31 of the Local Plan requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any such feature of value that would be affected by the proposed development.

- 7.50 Paragraph 174 of the NPPF states planning policies and decisions should contribute to and enhance the natural and local environment including by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 7.51 Though the planning application was submitted with a Biodiversity Checklist (which indicated that to the best of the applicant's knowledge, there are no protected species on the site), a Preliminary Ecological Appraisal was not submitted with the application. However, the appearance of the bakehouse building in the middle of the site in such that it is considered it may contain bats or other protected species. With regards to bats, it is considered that at the very least, a Presence or Absence Survey should be undertaken in order to ascertain whether the site is home for, or has been a roost for, bats. As a protected species, bats and their habitats are protected under national and international law. It is illegal to wilfully damage or destroy sites which may contain bats. Accordingly, surveys to establish the presence of such species is necessary. In the absence of such a survey, it is not known whether such species or their habitats would be harmed by the development.
- 7.52 The Arboricultural Implications Assessment and Method Statement states that none of the trees on the site are large or within the two highest categories, A and B, where it would be desirable to retain the trees. All trees that are to be removed are category C trees to the rear of the site. The tree closest to High Street would be retained. The site is overgrown: a reasonable clearing of the site would result in a small loss of biodiversity on the site. Of the eight trees on the site the proposed site plan indicates that five would be retained and eight new trees planted. While no formal biodiversity or ecology assessment has been submitted, it is considered that any small loss in biodiversity is acceptable when measured against the wider benefits of the proposal that include the bringing back into viable use the listed building and the provision of parking spaces.

Flooding and Drainage

- 7.53 Policy LP5 of the Local Plan states that a proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed. The overall approach to flooding is given in paragraphs 159-169 of the NPPF and these paragraphs set out a sequential, risk-based approach to the location of development. This approach is intended to ensure that areas at little or no risk of flooding are developed in preference to areas at higher risk. It involves applying a sequential test to steer development away from medium and high flood risk areas (flood zones 2 and 3), to land with a low probability of flooding (flood zone 1).

- 7.54 The site is identified as lying entirely within Flood Zone 1, land that is at least risk of flooding. In addition, the site is not shown to be at risk of surface water flooding. It is therefore considered that subject to conditions regarding foul and surface water drainage as well as flood mitigation measures, the development can be made acceptable in flood risk terms in accordance with the requirements of Policies LP5, LP6 and LP15 of the Local Plan and the NPPF (2021).

Accessible and Adaptable Homes

- 7.54 The requirements of Policy LP25 of the Local Plan relating to accessible and adaptable homes are applicable to all new dwellings. It states that all dwellings should meet Building Regulations requirement M4(2) 'accessible and adaptable dwellings'. These include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households, including in particular older people and those with some disabilities, and also families with young children.
- 7.55 A condition could be attached to any approval securing compliance with Policy LP25 and M4(2) standards.
- 7.56 The proposal is therefore considered to be in accordance with Policy LP25 of the Local Plan.

Water Efficiency

- 7.57 Policy LP12 of the Local Plan states that new dwellings must comply with the optional Building Regulation standard for water efficiency set out in Approved Document G of the Building Regulations. A condition could be attached to any consent to ensure compliance with the above standards, in accordance with Policy LP12 of the Local Plan.

Infrastructure Requirements and Planning Obligations

- 7.58 The Infrastructure Business Plan 2013/2014 was developed by the Growth and Infrastructure Group of the Huntingdonshire Local Strategic Partnership. It helps to identify the infrastructure needs arising from the development proposed to 2036 through the Core Strategy.
- 7.59 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that S106 planning obligations must be:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.

Community Infrastructure Levy (CIL)

- 7.60 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover infrastructure relating to footpaths and access, health, community facilities, libraries and lifelong learning and education.
- 7.61 Section 106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.
- 7.62 A contribution towards the provision of wheeled bins is also required for the two new dwellings proposed. This may be agreed with the applicant in the event of the application being found acceptable.

PLANNING BALANCE AND CONCLUSIONS

- 7.63 This proposal seeks permission for the conversion of the existing listed building at 66 High Street into five flats with the renovation and reinstatement of the former shop, which is a key feature of the listing. The proposal also includes the renovation and rebuilding where necessary of the curtilage listed former bakehouse, an outbuilding noted within the Warboys Conservation Area Character Statement as a visible outbuilding of particular merit, and the provision of two new dwellings towards the rear of the site that the Applicant states are necessary in order to fund the works to these two listed buildings.
- 7.64 The application must be determined in accordance with the statutory tests in section 38(6) of the Planning and Compulsory Purchase Act 2004, namely, in accordance with the Development Plan unless material considerations indicate otherwise. Policies set out above that are the most important for determining the application are considered to be up-to-date and are afforded full weight.
- 7.65 In this instance, the development lies within the built-up area of Warboys and is supported in principle subject to compliance with other policies of the Development Plan.
- 7.66 In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, by job creation - during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. There will also be Council Tax receipts arising from the development.
- 7.68 In terms of the environmental dimension of sustainable development, the proposal offers the opportunity to return to use a vacant building within the Warboys Conservation Area that currently detracts from the character and appearance of the

Conservation Area. The application site constitutes a sustainable location in respect of access to local services and facilities within Warboys, with public transport opportunities to travel to both Huntingdon and Peterborough. However, the proposed two new dwellings in the scheme would have an adverse impact upon the setting of the Grade II listed building at 6 High Street and the curtilage listed former bakehouse on the site. Moreover, the proposal would fail to preserve or enhance the character and appearance of the Warboys Conservation Area.

7.69 The development of this site would result in a private benefit to the developer, although there will be a public benefit through bringing a listed building into use, the reinstatement of the shop and the provision of residential units. No formal evidence has been provided to justify that this level of development is required or that the scheme does not represent optimum viable use, which is the level of development necessary to secure the public benefit with the minimal level of harm.

7.70 As such, and on balance, it is not considered possible to recommend approval of the scheme.

8. RECOMMENDATION- REFUSAL for the following reasons:-

REASON 1. By virtue of its size, scale, bulk and massing, the proposed new building housing the pair of semi-detached dwellings would, as a result of its proximity to the listed property at 66 High Street and the curtilage listed former bakehouse on the site, have an adverse impact upon the setting of these listed buildings. The proposed development is therefore contrary to Policy LB34 of the Huntingdonshire Local Plan to 2036, paragraphs 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework (2021).

REASON 2. By virtue of the absence of a Preliminary Ecological Appraisal in the application, it has not been possible to assess whether the site contains or is home to any protected species and in particular, bats. In the absence of such a survey, it is not known whether such species or their habitats would be harmed by the development. The proposal is therefore contrary to Policy LP30 of the Huntingdonshire Local Plan to 2036, the Wildlife and Countryside Act (1981), the Conservation of Habitats and Species Regulations (2017) and the National Planning Policy Framework (2021).

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs

CONTACT OFFICER:

Enquiries about this report to **Carry Murphy Development
Management South Team Leader –**
carry.murphy@huntingdonshire.gov.uk

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 22/01020/HHFUL Case Officer Marie Roseman

Proposal: Loft conversion with hipped dormers on the front and rear elevations

Location: Roundhouse Farm Bungalow Puddock Road Warboys

Observations of Warboys Town/Parish Council.

Please ✓ box as appropriate

Recommend **approval** because (please give relevant planning reasons in space below)

The application does not conflict with the policies contained in the Development Plan.

Recommend **refusal** because... (please give relevant planning reasons in space below)

No observations either in favour or against the proposal

Mr R Reeves Clerk to Warboys Town/Parish Council. (For GDPR purposes please do not sign)

Date: 17/5/22

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Application Nos. 22/00811/FUL and 22/00710/LBC

66 High Street, Warboys – Proposed conversion of existing building into 5 flats and 1 shop, renovation of former bakehouse/residential accommodation into 1 dwelling, erection of 2 dwellings and demolition of outbuildings.

The Parish Council recommends that the above applications be approved for the following reasons.

66 High Street in Warboys has stood empty in the centre of the village and heart of the Warboys Conservation Area for over a quarter of a century since it ceased being used as a retail shop. During that time, it has stood behind heras fencing and steadily deteriorated in condition, the house and shop have been gutted internally by the previous owner, the bakehouse has been completely hidden by vegetation and the whole site has become overgrown.

Not only has this become an eyesore, it has proved an attraction for youngsters who have often broken in to indulge in drug and alcohol taking. The Police have been called on many occasions by local residents when such incidents have occurred.

Throughout that time, the Parish Council has urged the District Council to take action to protect the listed building but have repeatedly been told that there was nothing that could be done to require the previous owner to refurbish the building and improve the site. The Parish Council has also been told that the shop fittings which formed part of the listing and which had been removed from site were in safe storage at a location in St Ives.

We now have a new owner who is prepared to invest in the property and restore it after 25 years of neglect.

The Parish Council is aware that the District Council refused planning application 21/01410/FUL to develop the site as ‘the proposal would fail to respect the setting of the Listed Buildings to the detriment of the character of the area’ and that ‘the public benefit identified is not considered to outweigh this harm to the setting of the Listed Buildings at 66 High Street’.

The Parish Council fundamentally disagrees with this assessment. The listed building has been allowed to deteriorate while standing empty **for more than 25 years** which has been hugely detrimental to the character of the area. To the contrary, a sympathetic refurbishment of the site would be of benefit to the local community and would complement the refurbishment of the adjoining listed building at 64 High Street, the former Clifford’s Garage, which was approved previously by the District Council.

The development now proposed will re-establish the frontage of the former Newmans Stores at No. 66 with its attractive façade. The rear of the property already has modern development on two sides which is not in keeping with the setting of the listed building. This includes an imposing gable wall of a dwelling in Croftholme Close, a small estate that was developed on the site of the adjoining listed building at 64 High Street.

It is inconsistent for the planning authority to grant permission for the listed building at 64 High Street to be converted into 6 flats with a car park at the rear and for the remainder of the site to be developed as a housing estate but to refuse permission for a smaller development at the rear of 66 High Street on the grounds that it would harm the setting of that listed building.

There is a further inconsistency in the District Council's approach. The Council propose to dispose of land in their ownership on the outskirts of Warboys for affordable housing on the grounds that there is a pressing need for such accommodation, notwithstanding the fact that the land is not allocated for development in the Local Plan and there is strong local opposition to the proposal. The scheme for 66 High Street presents an opportunity to create 7 homes in the centre of the village in a far more sustainable location than the land which the District Council wish to develop against the wishes of local people.

The Parish Council understands that the Conservation Team wish the original fittings to be restored to the shop. Members of the Parish Council have visited the site and observed the condition of the fittings. Despite the consistently given assurance that they have been in secure storage since their removal from site, this does not appear to have been the case and they are now in an extremely poor condition through no apparent fault on the part of the current owner. Little appears salvageable and capable of being refitted without extensive and costly repair. Such repairs would result in a replica of the original fittings which would have lost their historical uniqueness.

Moreover, the end result would be a replica shop of little or no value to the community. One of the few remaining shops in the High Street closed in 2020 and a planning application is being considered to convert another shop into part of a family home. Yet another shop is vacant and has been on the market for sale since before lockdown. Smaller shops struggle to survive economically in the present day and there is virtually no possibility of anyone being interested in re-opening the shop at 66 High Street with its refitted units. The conversion of the remainder of the building into residential flats would mean that the shop unit itself would comprise a single room with no other storage. As such it would not be a viable proposition and the likelihood is that it would simply stand empty in future years.

For the reasons given, the Parish Council considers that the District Council's approach to the refurbishment of 66 High Street is wholly inconsistent. The scheme offers the best opportunity in over 25 years for the property to be restored and for an eyesore in the centre of the village to be removed. The Parish Council therefore urges the planning authority to approve these applications.

R. Reeves.
Clerk to Warboys Parish Council
17th May 2022

Development Management Committee



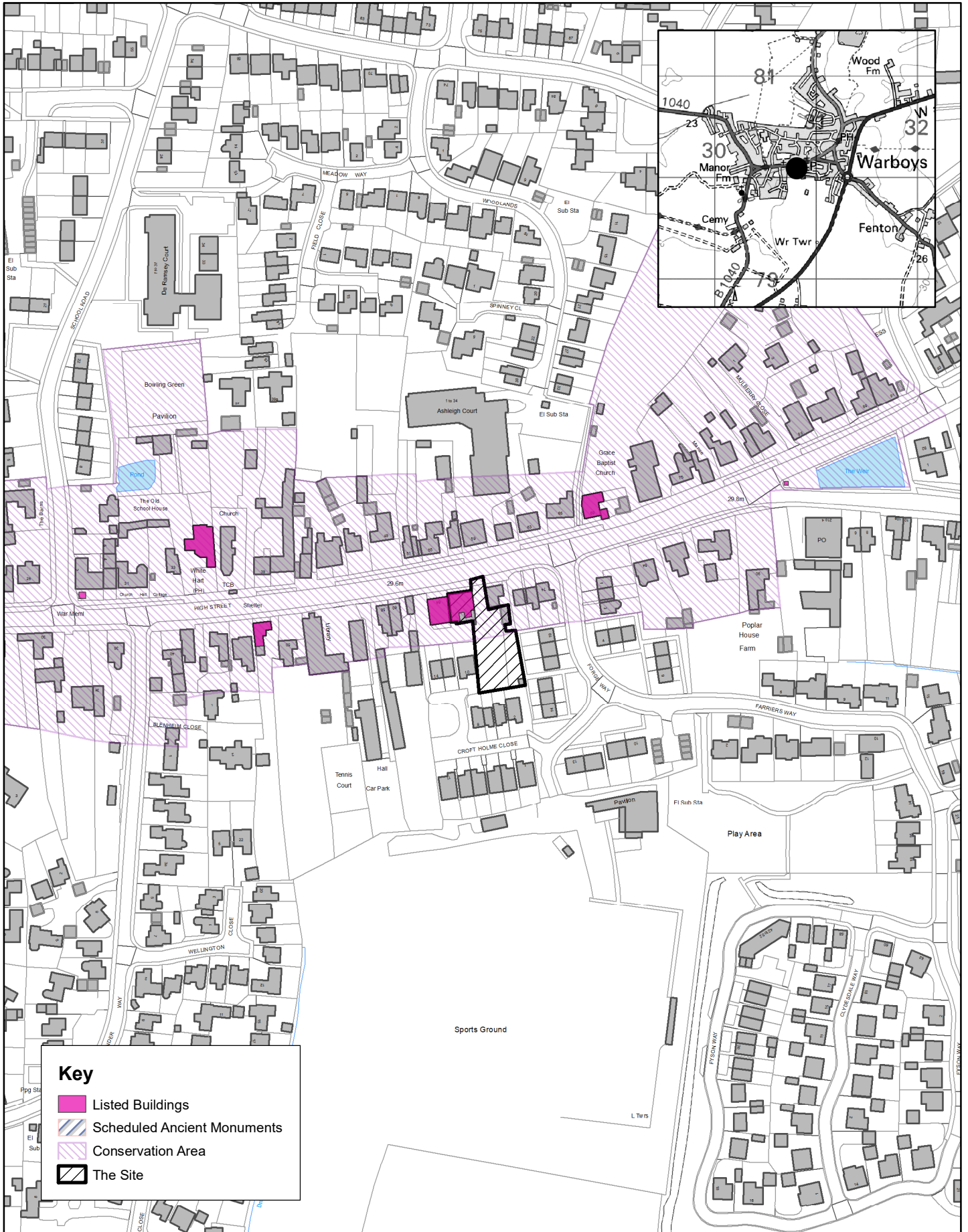
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Application Ref:22/00811/FUL

Date Created: 04/10/2022

Location: Warboys

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Ordnance Survey HDC 100022322



Key

- Listed Buildings
- Scheduled Ancient Monuments
- Conservation Area
- The Site

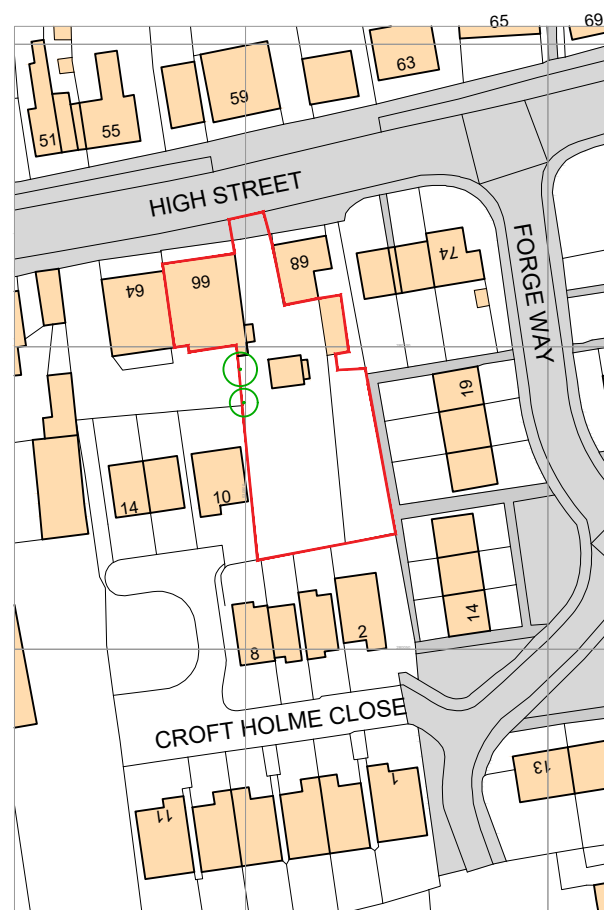
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0 20M
EXISTING BLOCK PLAN
SCALE 1:500



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0 40M
LOCATION PLAN
SCALE 1:1250

23.10.20 FIRST ISSUE TG MDV

Rev Date Details Drawn Checked
Issued for:

PLANNING
Project Name: 66 HIGH STREET, WARBOYS, PE28 2TA
Project No: 732
Dwg No: 01
Rev:

Drawing Name: EXISTING SITE LOCATION AND BLOCK PLAN
Scale: Varies @A3
Drawn By: TJM
Checked By: MDV
Date: 23.10.2020
Date: 23.10.2020



The Repeater Station, London Road,
Norman Cross, Peterborough, PE7 3TB





EXTENSION AREA SCHEDULE

FLOOR LEVEL	AREA (m ²)	AREA (sq ft)
FIRST FLOOR	24.3 m ²	261.16 ft ²
GROUND FLOOR	24.3 m ²	261.16 ft ²
	48.5 m ²	522.33 ft ²

Contractors must work only to figured dimensions which are to be checked on site, any discrepancies are to be reported to the architect before proceeding.

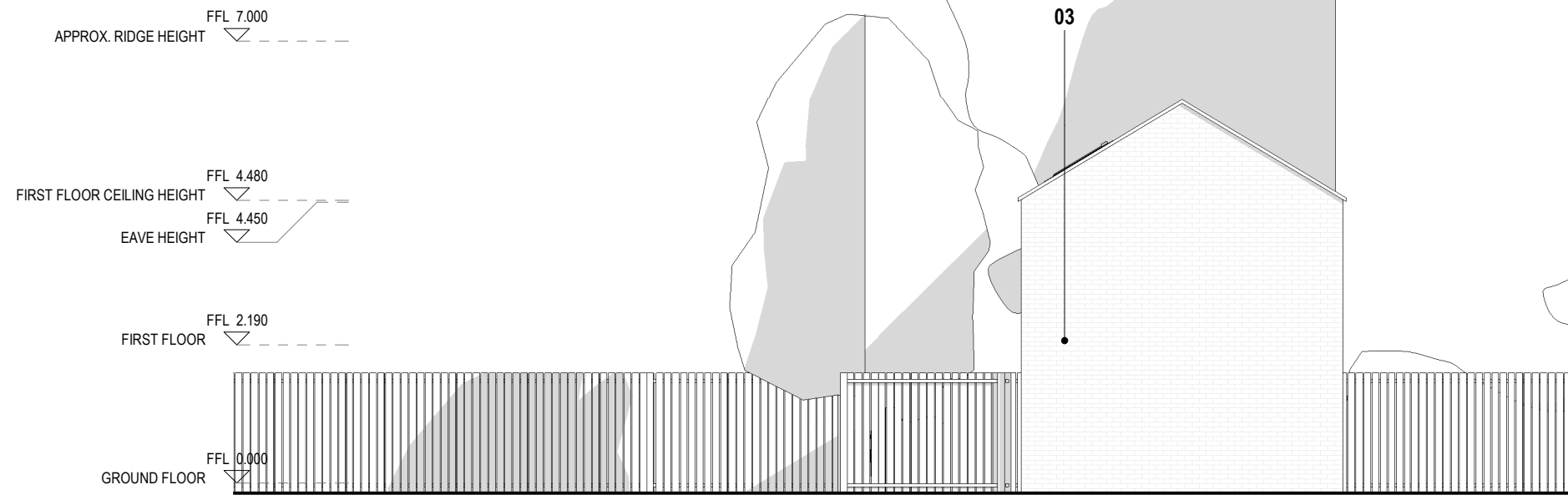
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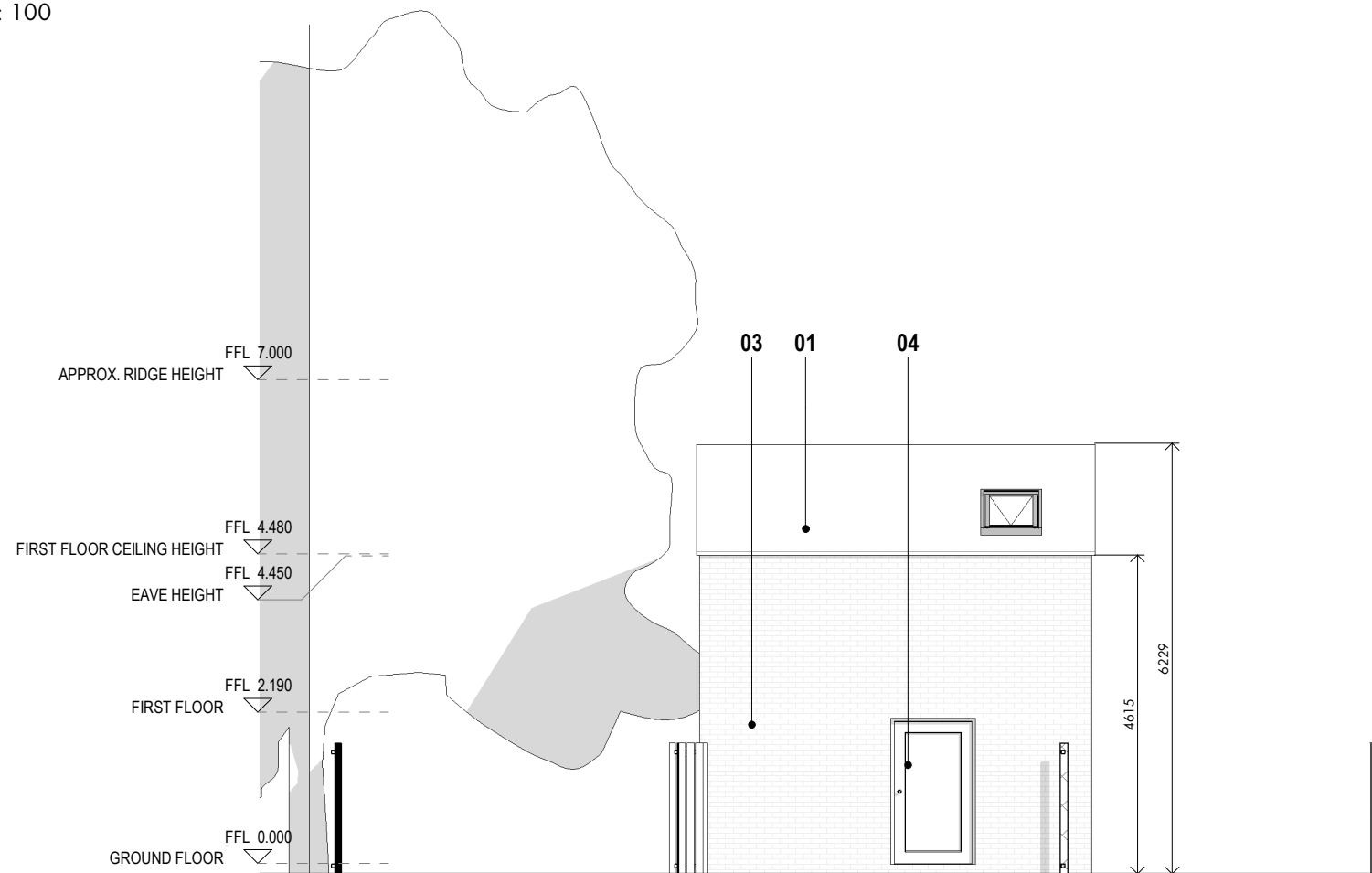
-  Existing Walls
-  Proposed Walls
-  Demolished Elements
-  Principal Entrance

MATERIALS

- 01 Existing pantiles to be repaired
- 02 Timber Windows
- 03 Existing brickwork to be repaired and repointed
- 04 Timber Doors



Elevation 1
1 : 100



Elevation 2
1 : 100



Rev	Date	Details	Drawn	Checked
01.04.21		CONTEXT ADDED TO ELEVATIONS	TJM	EBS
09.03.21		DOOR ADDED TO GARDEN	TJM	EBS
04.03.21		FIRST ISSUE	TJM	EBS

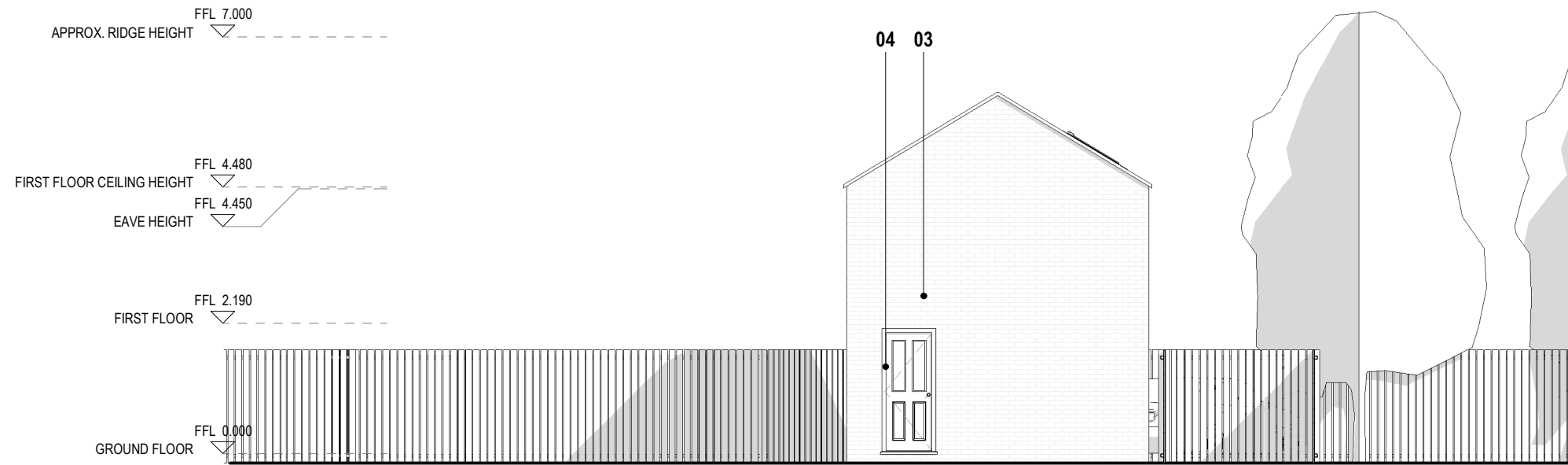
PLANNING

Project Name:	Project No:
HIGH STREET, WARBOYS- THE OLD BAKERY	732
Dwg No:	Rev:
021	

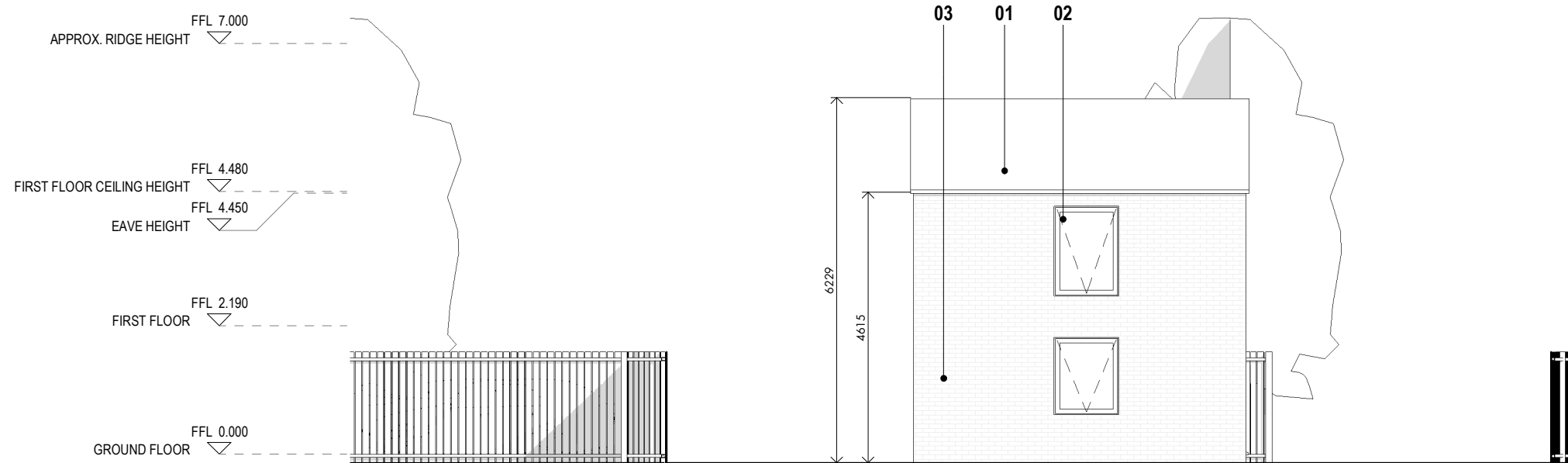
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PROPOSED ELEVATIONS- SHEET 1	1 : 100 @A3
Drawn By:	Date:
EBS	04.03.21
Checked By:	Date:
TJM	04.03.21

TMV ARCHITECTS

The Repeater Station, London Road,
Norman Cross, Peterborough, PE7 3TB



Elevation 3
1 : 100



Elevation 4
1 : 100

01.04.21	CONTEXT ADDED TO ELEVATIONS	TJM	EBS
09.03.21	DOOR ADDED TO GARDEN	TJM	EBS
04.03.21	FIRST ISSUE	TJM	EBS
Rev	Date	Drawn	Checked

PLANNING

Project Name:	Project No:
HIGH STREET, WARBOYS- THE OLD BAKERY	732
Dwg No:	Rev:
022	

Drawing Name:	Scale:
PROPOSED ELEVATIONS- SHEET 2	1 : 100 @A3
Drawn By:	Date:
Author	04.03.21
Checked By:	Date:
Checker	04/01/21

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LEVEL DATUM 28.5m(AOD)

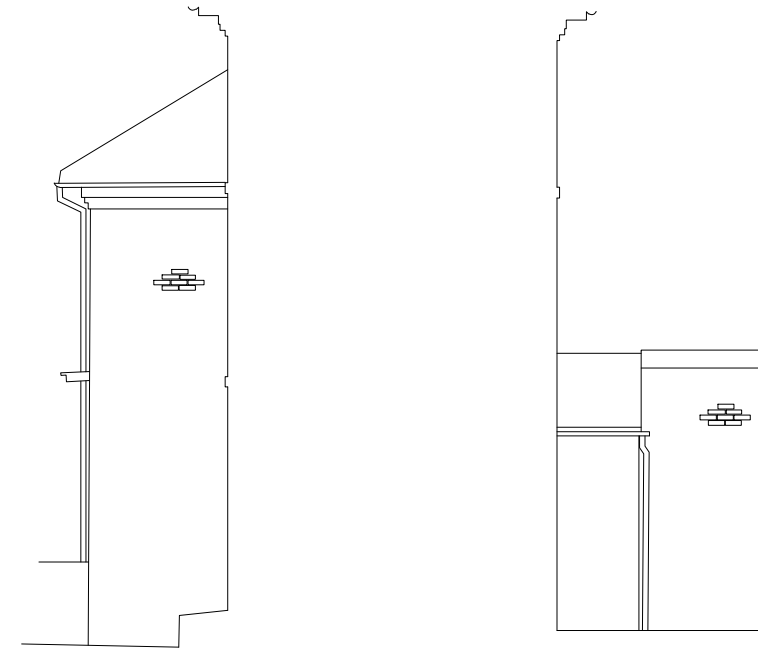
PROPOSED FRONT ELEVATION A-A
SCALE 1 : 50 @ A3



1ST FLOOR LEVEL 33.27

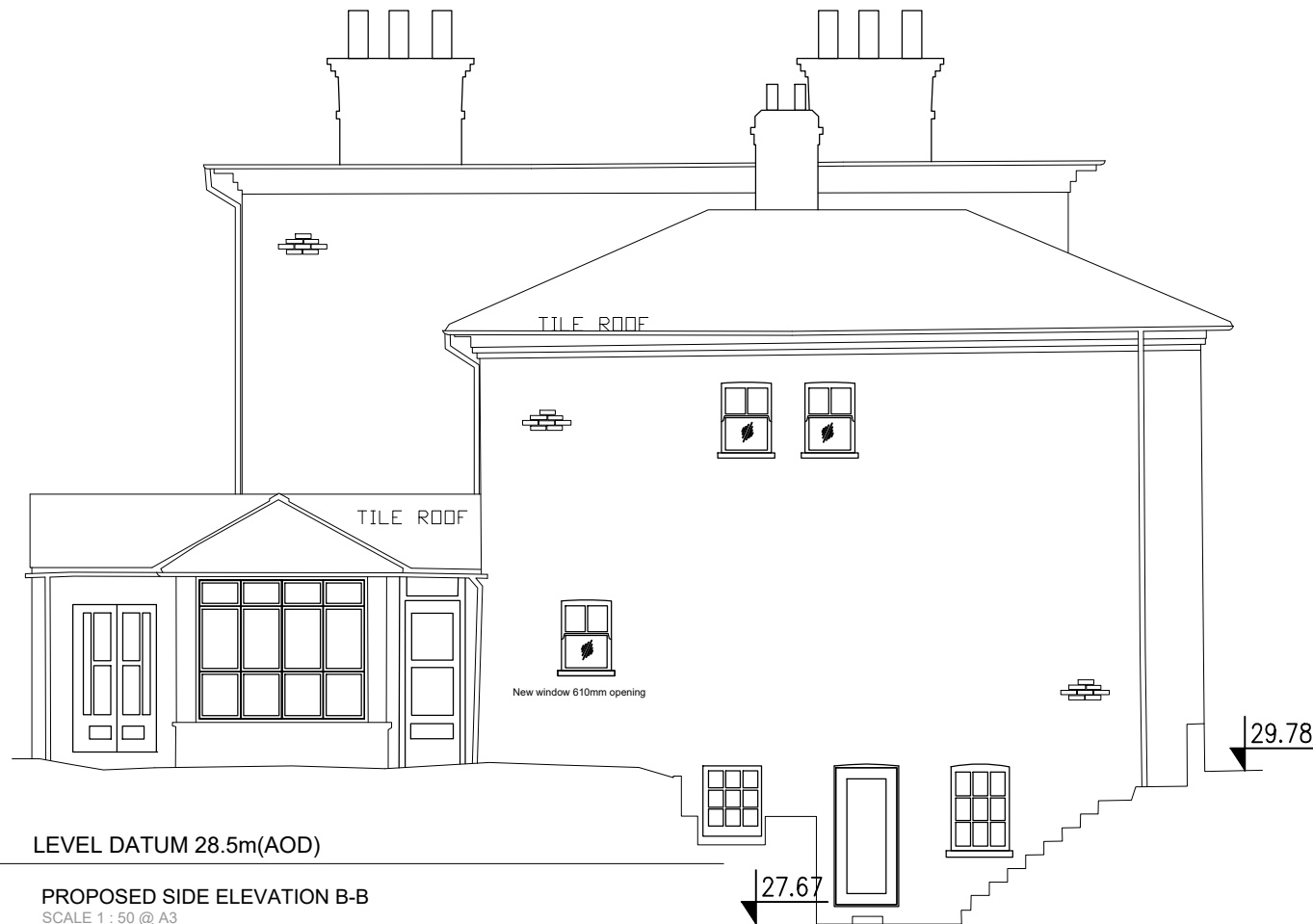
GD FLOOR LEVEL 30.19

CELLAR LEVEL 27.87



LEVEL DATUM 28.5m(AOD)

PROPOSED SIDE ELEVATION D-D
SCALE 1 : 50 @ A3



LEVEL DATUM 28.5m(AOD)

PROPOSED SIDE ELEVATION B-B
SCALE 1 : 50 @ A3



LEVEL DATUM 28.5m(AOD)

PROPOSED REAR ELEVATION C-C
SCALE 1 : 50 @ A3



Rev	Date	Details	Drawn	Checked
B	06.04.21	Updated to planners comments	TJM	MDV
A	23.03.21	Updated to clients comments	TJM	MDV
-	16.03.21	First Issue	TJM	MDV

Rev Date Details Drawn Checked

PLANNING

Project Name:	Project No:
66 HIGH STREET, WARBOYS, PE28 2TA	732
Dwg No:	09
Rev:	B
Drawing Name:	Scale:
PROPOSED ELEVATIONS	1:100@A3
Drawn By:	Date:
TJM	11.03.21
Checked By:	Date:
MDV	11.03.21

TMVARCHITECTS




The Repeater Station, London Road,
Norman Cross, Peterborough, PE7 3TB

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KEY

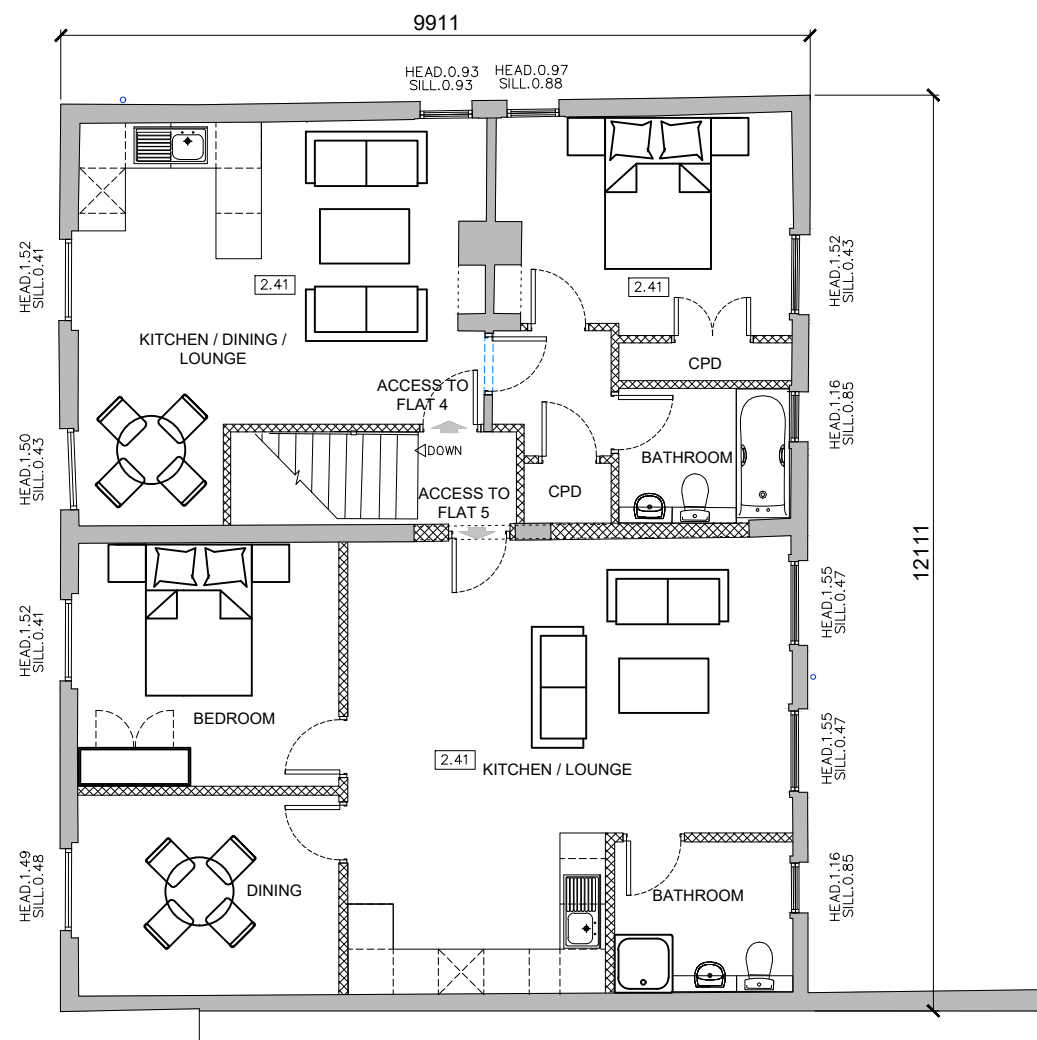
-  = EXISTING WALL
-  = NEW WALL
-  = DEMOLISHED NEW MODERN BREEZE BLOCK CONSTRUCTED WALLS.

AREAS:

5 No. FLATS
BASED ON GIA

- Flat 1 - 68m² / 731sqft - 2 Bed
- Flat 2 - 60m² / 645sqft - 1 Bed
- Shop - 52m² / 559sqft
- Flat 3 - 49m² / 527sqft - 1 Bed
- Flat 4 - 44m² / 473sqft - 1 Bed
- Flat 5 - 56m² / 602sqft - 1 Bed

DATUM1



PROPOSED FIRST FLOOR PLAN
SCALE 1 : 50 @ A3



Rev	Date	Details	Drawn	Checked
A	23.03.21	Updated to clients comments	TJM	MDV
-	23.10.20	First Issue	TJM	MDV

Issued for:

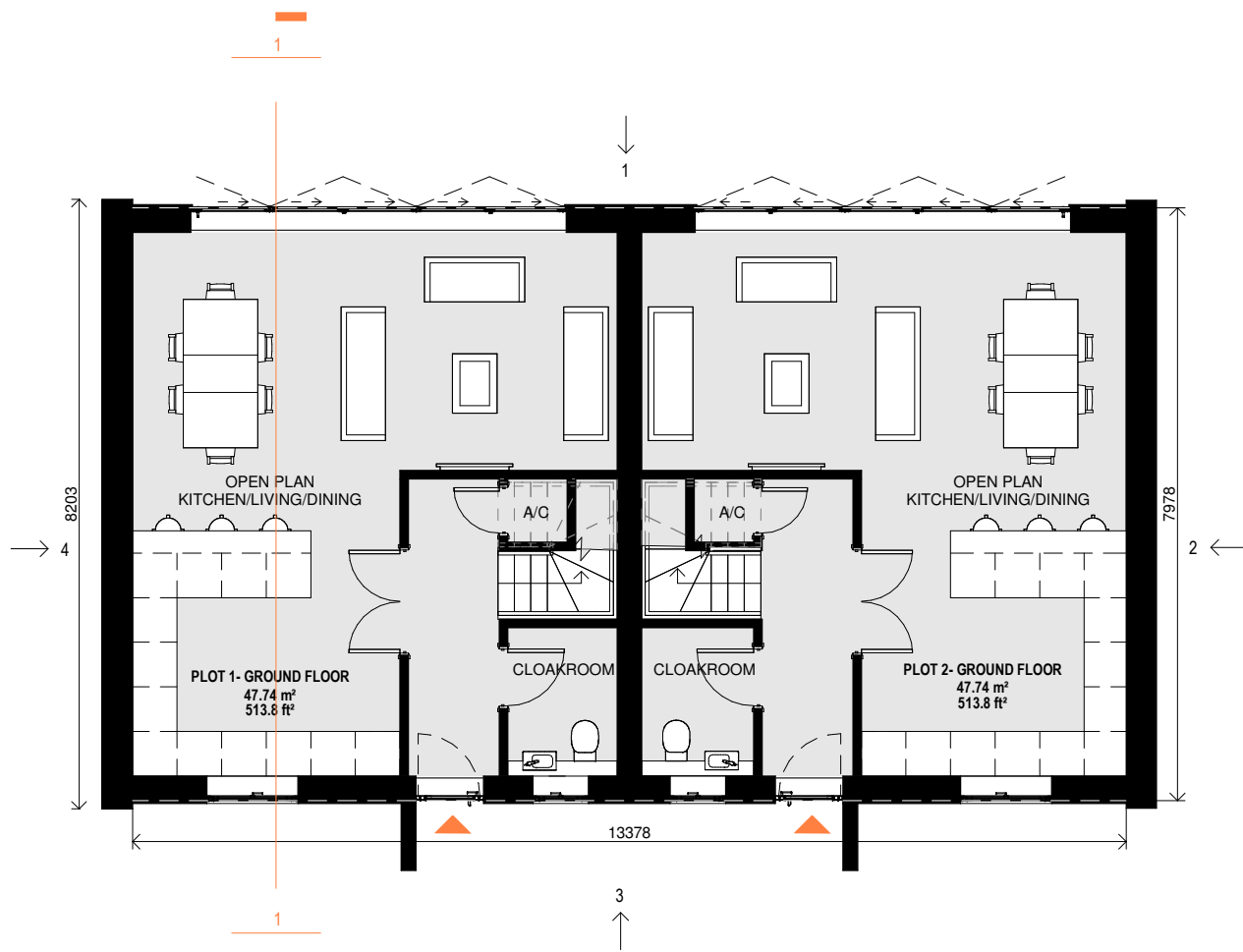
PLANNING

Project Name:	Project No:	
66 HIGH STREET, WARBOYS, PE28 2TA	732	
Dwg No:	Rev:	
07	A	
Scale:	Scale:	
1:100@A3	1:100@A3	
Drawing Name:	Drawn By:	Date:
PROPOSED FIRST FLOOR PLAN	TJM	23.10.20
Checked By:	Date:	
MDV	23.10.20	

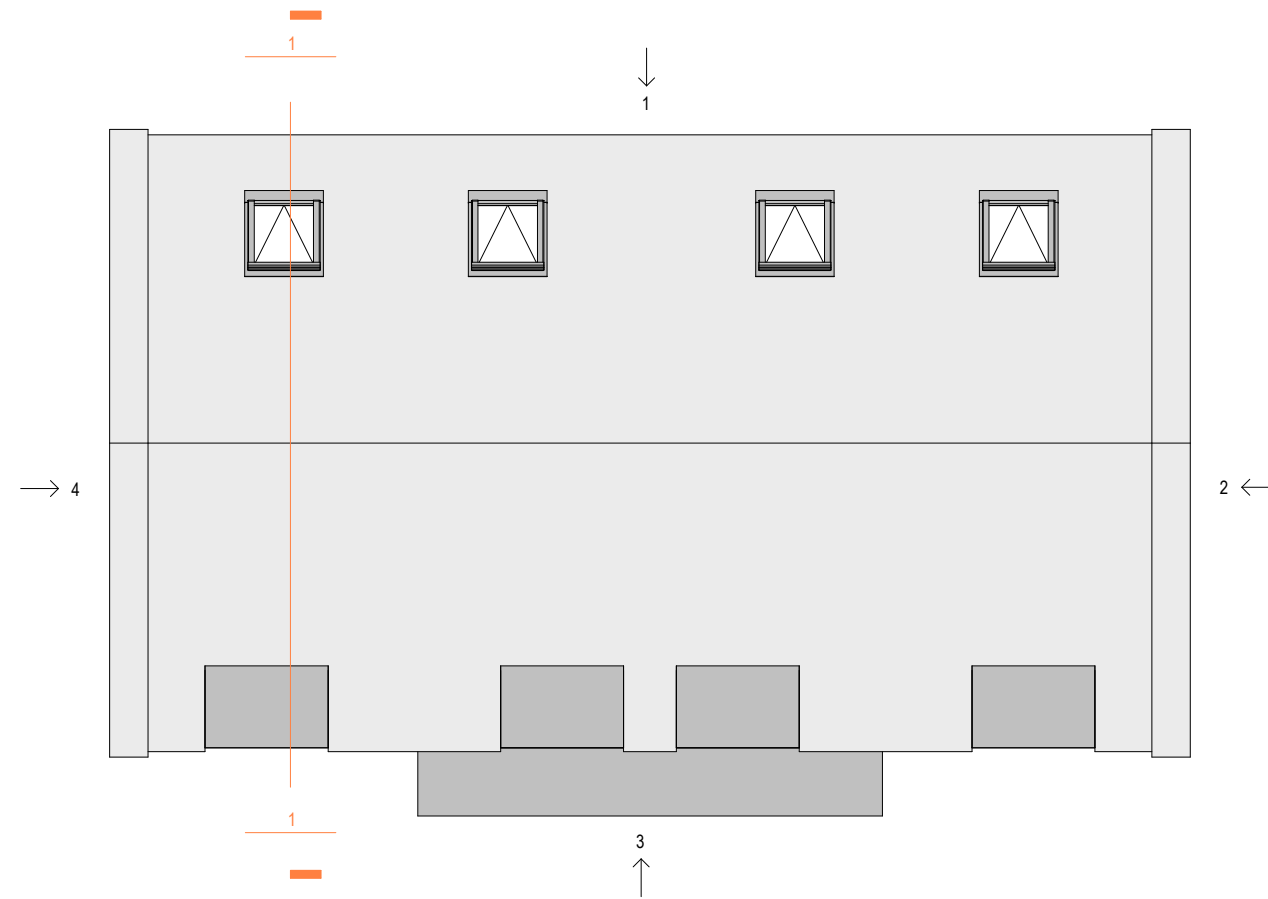
TMV ARCHITECTS

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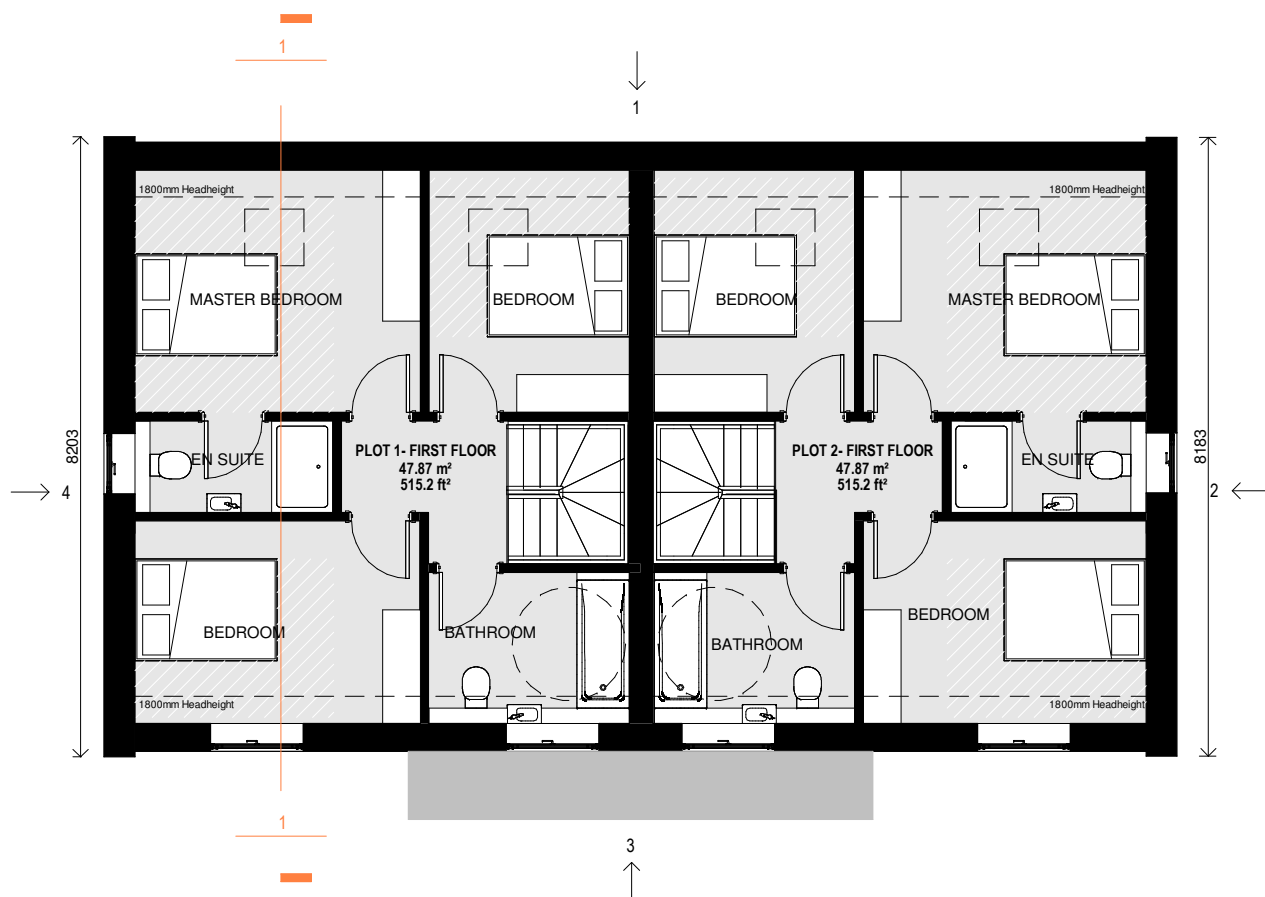


Level 00 - Ground Floor - Proposed
1 : 100



Roof Plan - Proposed
1 : 100

- Existing Walls
- Proposed Walls
- Demolished Elements
- Proposed Extension
- Principal Entrance



Level 01 - First Floor - Proposed
1 : 100



09.03.21	FIRST ISSUE	Details	EBS	TJM
Rev	Date	Issued for:	Drawn	Checked
PLANNING				
Project Name: HIGH STREET, WARBOYS		Project No: 732		
		Dwg No: 031		
		Rev:		
Drawing Name: PROPOSED FLOOR PLANS		Scale: 1 : 100 @A3		
		Drawn By: Date: EBS 09.03.21		
		Checked By: Date: MDV 09.03.21		

EXTENSION AREA SCHEDULE

FLOOR LEVEL	AREA (m2)	AREA (sq ft)
PLOT 1- FIRST FLOOR	47.9 m ²	515.22 ft ²
PLOT 1- GROUND FLOOR	47.7 m ²	513.84 ft ²
PLOT 2- FIRST FLOOR	47.9 m ²	515.22 ft ²
PLOT 2- GROUND FLOOR	47.7 m ²	513.84 ft ²
TOTAL	191.2 m²	2058.13 ft²





EXTENSION AREA SCHEDULE

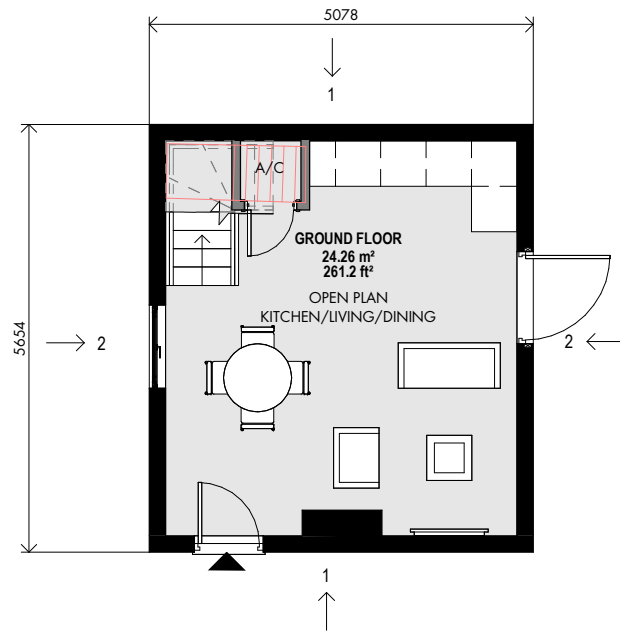
FLOOR LEVEL	AREA (m2)	AREA (sq ft)
FIRST FLOOR	24.3 m ²	261.16 ft ²
GROUND FLOOR	24.3 m ²	261.16 ft ²
	48.5 m ²	522.33 ft ²

Contractors must work only to figured dimensions which are to be checked on site, any discrepancies are to be reported to the architect before proceeding.

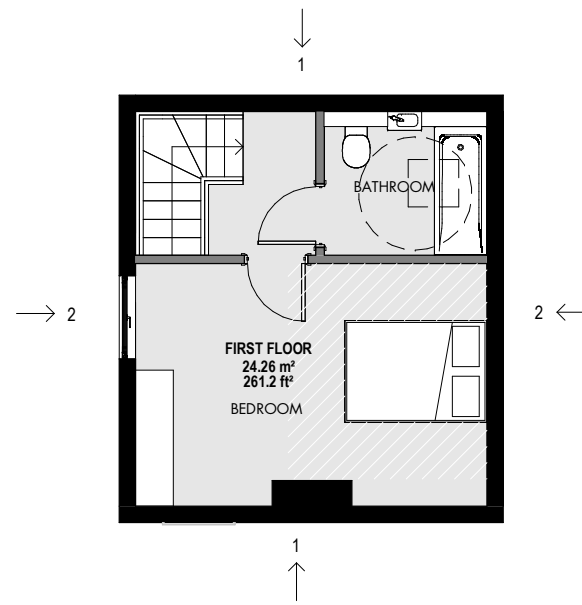
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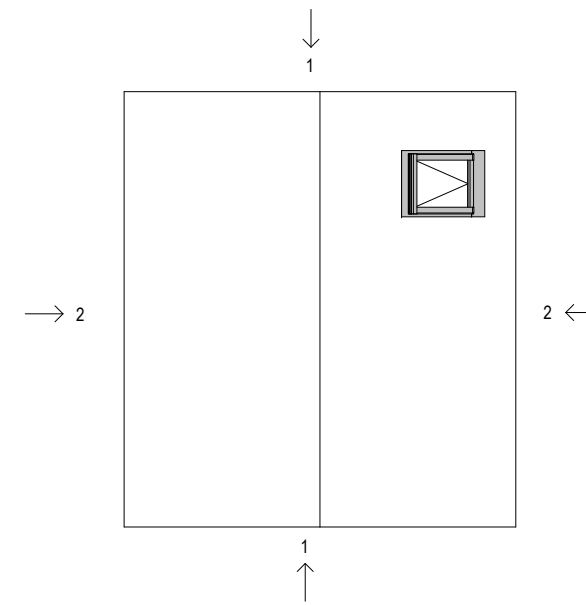
-  Existing Walls
-  Proposed Walls
-  Demolished Elements
-  Principal Entrance



Level 00 - Ground Floor - Proposed
1 : 100



Level 01 - First Floor - Proposed
1 : 100



Roof Plan - Proposed
1 : 100



01.04.21	CONTEXT ADDED TO ELEVATIONS	TJM	EBS
09.03.21	DOOR ADDED TO GARDEN	TJM	EBS
04.03.21	FIRST ISSUE	TJM	EBS
Rev	Date	Drawn	Checked

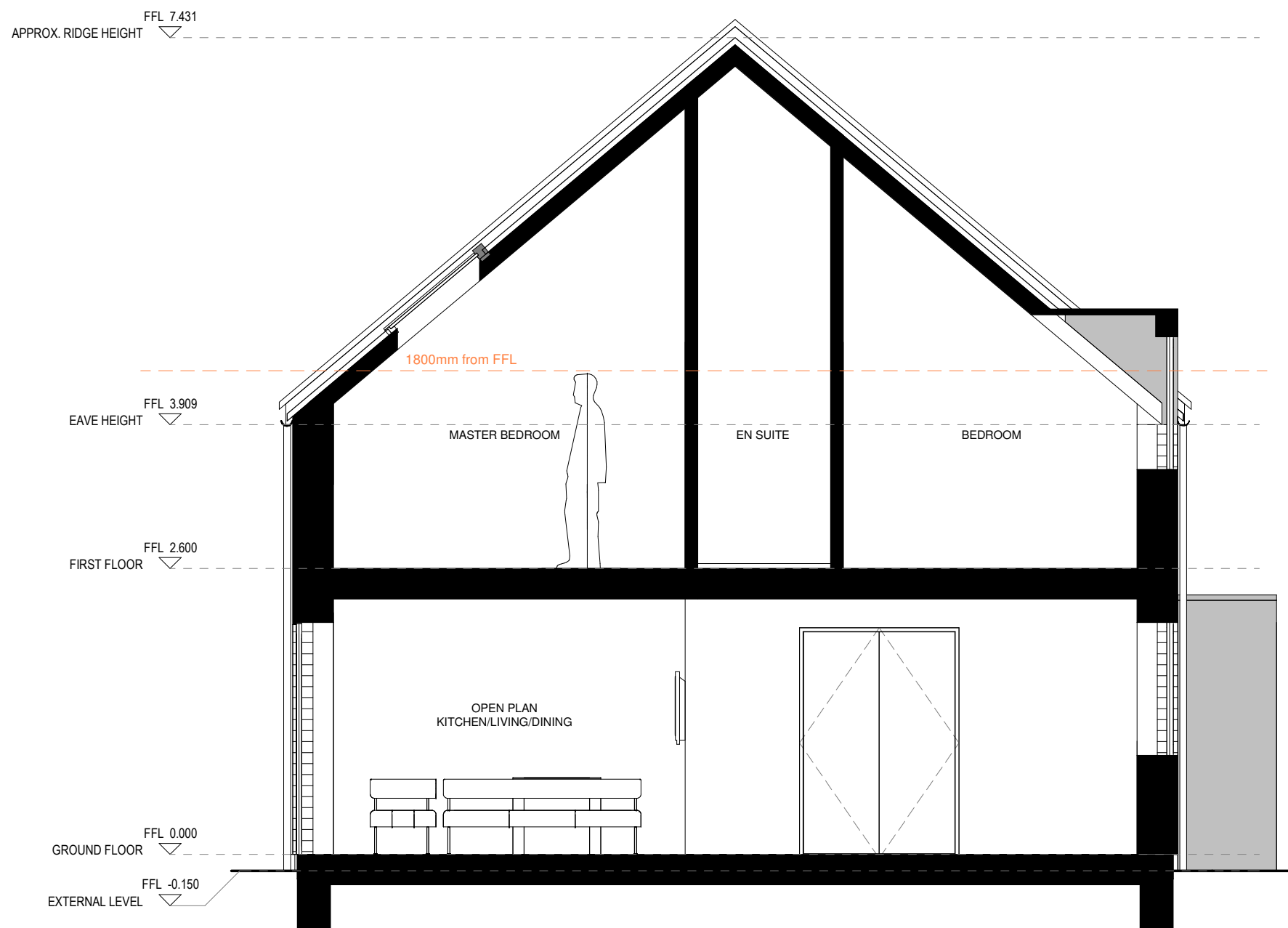
PLANNING

Project Name:	Project No:
HIGH STREET, WARBOYS- THE OLD BAKERY	732
Dwg No:	Rev:
020	
Drawing Name:	Scale:
PROPOSED FLOOR PLANS	1 : 100 @A3
Drawn By:	Date:
EBS	04.03.21
Checked By:	Date:
TJM	04.03.21

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Section AA
1 : 50

01.04.21 FIRST ISSUE
Rev Date Details EBS TJM
Issued for: Drawn Checked

PLANNING

Project Name: HIGH STREET, WARBOYS
Project No: 732
Dwg No: 033
Rev:

Drawing Name: PROPOSED SECTION
Scale: 1 : 50 @A3
Drawn By: EBS Date: 09.03.21
Checked By: TJM Date: 09.03.21

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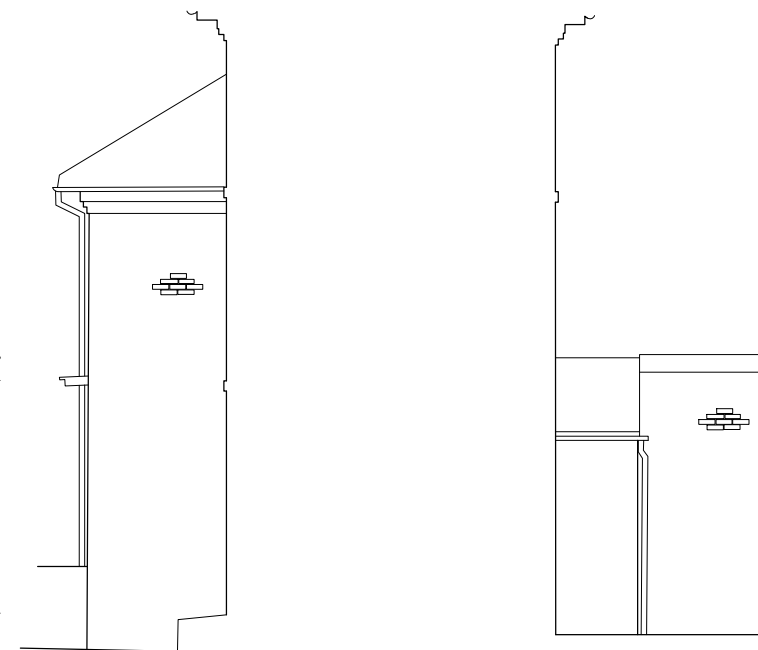
LEVEL DATUM 28.5m(AOD)

EXISTING FRONT ELEVATION A-A
SCALE 1 : 50 @ A3



1ST FLOOR LEVEL 33.27

GD FLOOR LEVEL 30.19

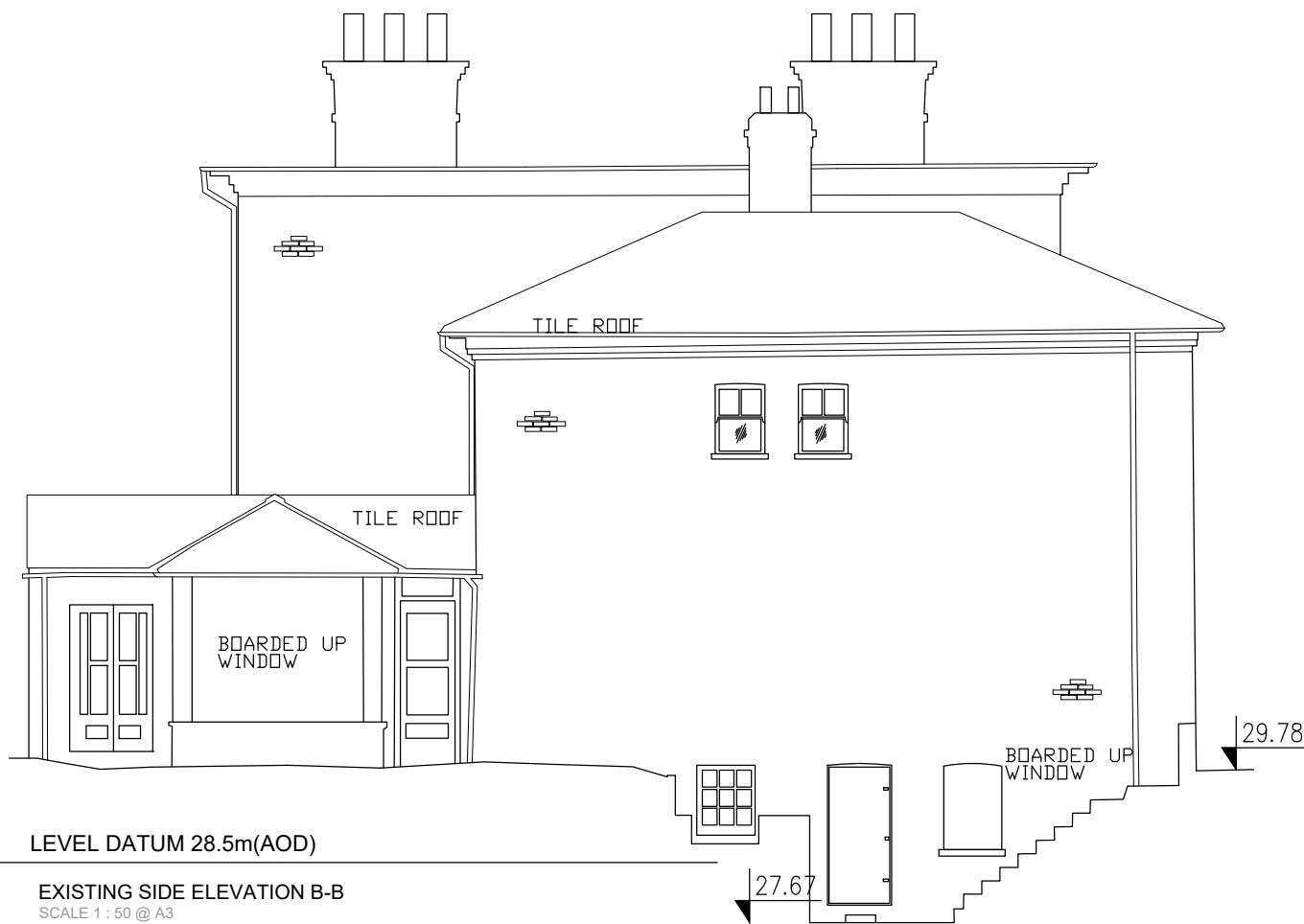


LEVEL DATUM 28.5m(AOD)

EXISTING SIDE ELEVATION D-D
SCALE 1 : 50 @ A3



CELLAR LEVEL 27.87



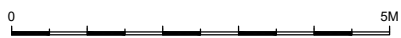
LEVEL DATUM 28.5m(AOD)

EXISTING SIDE ELEVATION B-B
SCALE 1 : 50 @ A3



LEVEL DATUM 28.5m(AOD)

EXISTING REAR ELEVATION C-C
SCALE 1 : 50 @ A3



16.03.21 First Issue TJM MDV

Rev Date Details Drawn Checked

PLANNING

Project Name: 66 HIGH STREET, WARBOYS, PE28 2TA	Project No: 732
	Dwg No: 08
	Rev: 00
Drawing Name: EXISTING ELEVATIONS	Scale: 1:100@A3
	Drawn By: Date: TJM 11.03.21
	Checked By: Date: MDV 11.03.21

TMVARCHITECTS

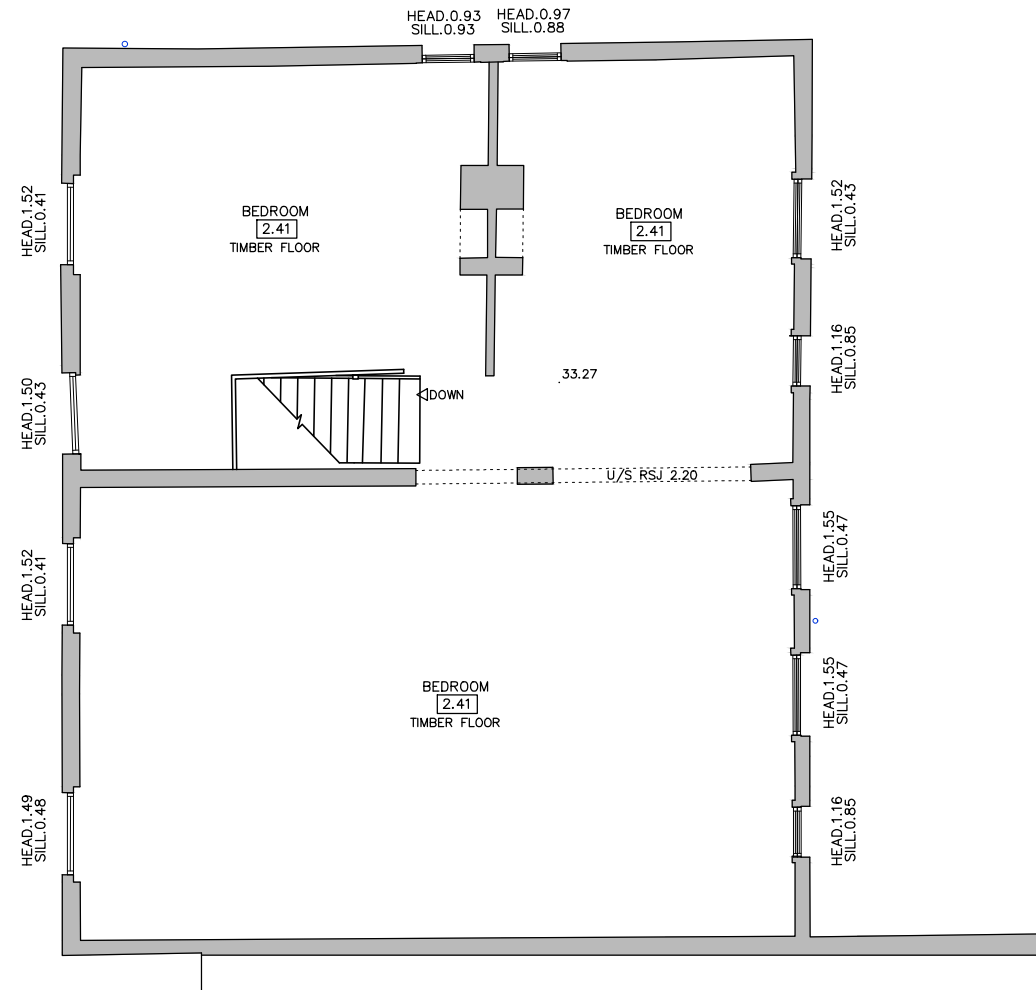
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DATUM



EXISTING FIRST FLOOR PLAN

SCALE 1 : 50 @ A3



23.10.20 First Issue TJM MDV

Rev Date Details Drawn Checked

PLANNING	
Project Name:	Project No:
66 HIGH STREET, WARBOYS, PE28 2TA	732
Dwg No:	Rev:
05	00
Drawing Name:	Scale:
EXISTING FIRST FLOOR PLAN	1:100@A3
Drawn By:	Date:
TJM	23.10.20
Checked By:	Date:
MDV	23.10.20

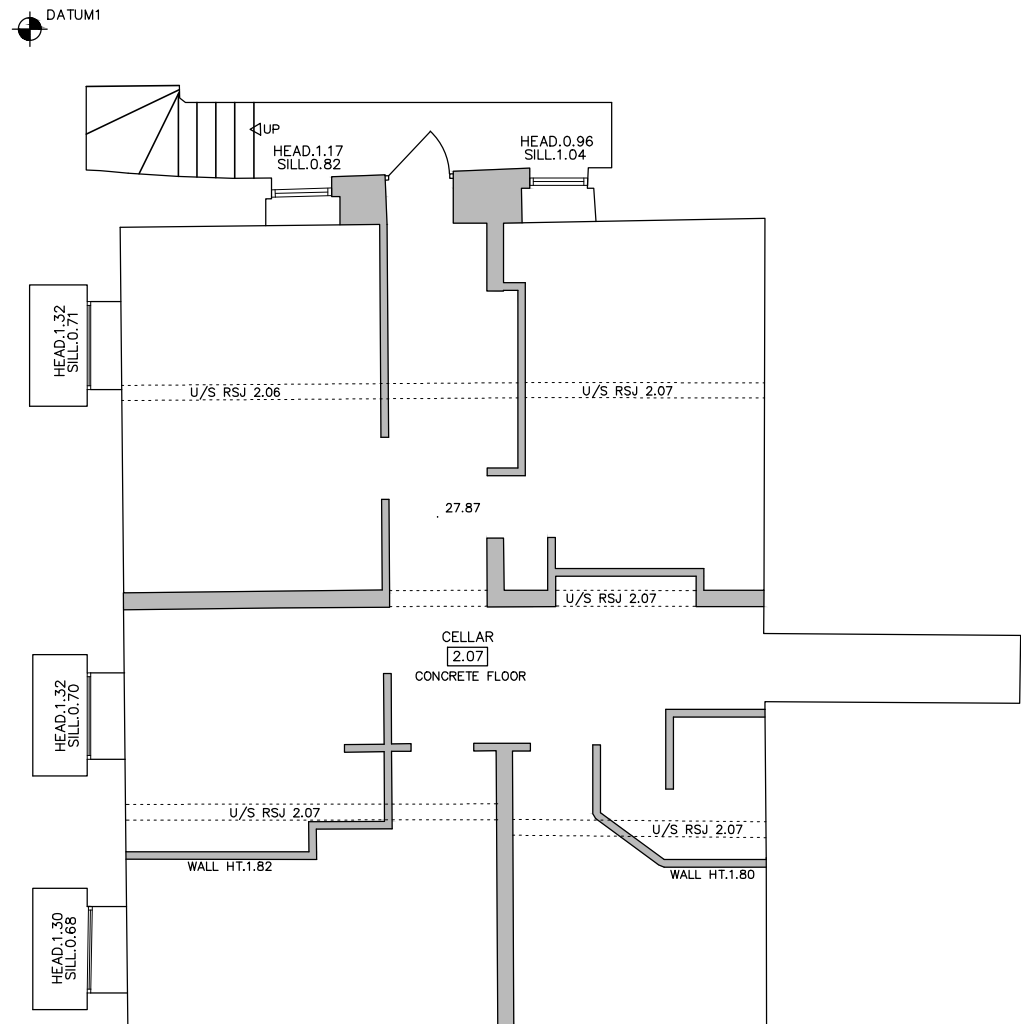
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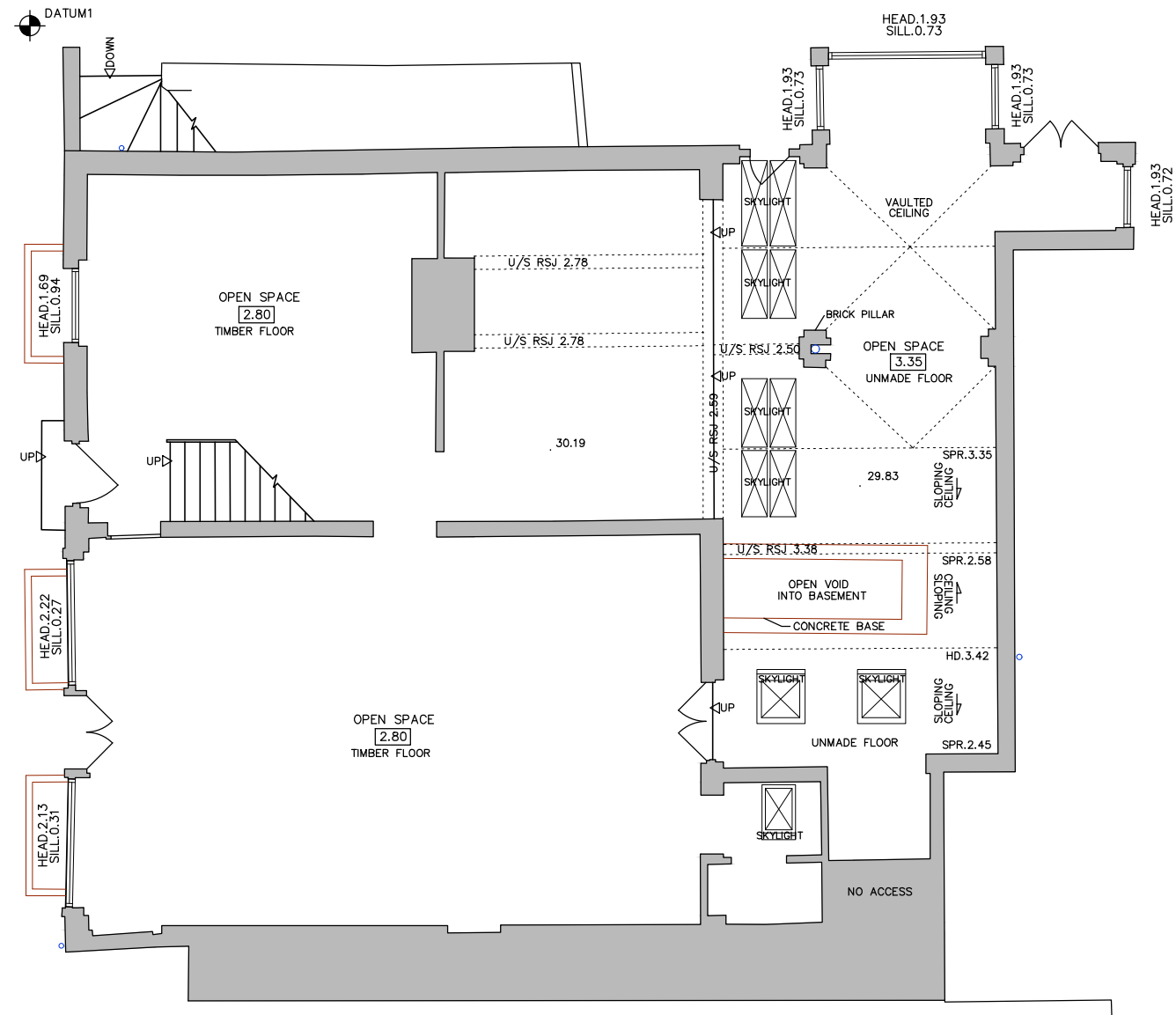
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EXISTING BASEMENT FLOOR PLAN
SCALE 1 : 50 @ A3



EXISTING GROUND FLOOR PLAN

SCALE 1 : 50 @ A3



23.10.20 First Issue TJM MDV

Rev Date Details Drawn Checked
Issued for:

PLANNING

Project Name:	Project No:
66 HIGH STREET, WARBOYS, PE28 2TA	732
Dwg No:	Rev:
04	00
Scale:	1:100@A3
Drawing Name:	Drawn By: Date:
EXISTING BASEMENT AND GROUND FLOOR PLAN	TJM 23.10.20
Checked By: Date:	MDV 23.10.20