

DEVELOPMENT MANAGEMENT COMMITTEE 23rd JANUARY 2022

Case No: 21/02573/LBC

Proposal: CHANGE OF USE OF GARAGE/ STORES (USE CLASS C3) TO HOLIDAY LETS (USE CLASS C1)

Location: 18 POST STREET, GODMANCHESTER,
HUNTINGDONSHIRE PE29 2BA

Applicant: MR CHATOUPIS AND MS VANE PERCY

Grid Ref: 524392 270788

Date of Registration: 8 SEPTEMBER 2021

Parish: GODMANCHESTER

RECOMMENDATION - REFUSE

This application is referred by Officers to the Development Management Committee (DMC) because the Officer recommendation is contrary to the Parish Council recommendation on the corresponding planning application 21/02060/FUL.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The application site is located within Godmanchester (Post Street) Conservation Area within the curtilage of the Grade II Listed Island Hall.
- 1.2 The application site is a building comprising a pitched roofed garage and a flat roofed store building abutting the front and southern flank boundaries of the site. It comprises three garages of differing sizes and the store on the western end of the building. The three storey dwelling on the site is Grade II listed and is set back in the plot with a large, gravelled parking and turning area to the front of it. The plot extends to the rear down to the River Great Ouse.
- 1.3 The surrounding area comprises detached and terraced dwellings, predominantly abutting the back edge of the pavement. A public car park is located a short distance to the south of the site.

Proposal

- 1.4 The application seeks listed building consent for the change of use of the garages and store to 2 holiday lets (use class C1). The works would involve the insertion of full height glazed panels and doors in place of the existing garage and store doors and openings. The doors would only be located in the central opening in the garages and in the opening to the store; the remaining openings would comprise full height fixed glazed panels. The works would also involve the insertion of six rooflights in the rear roofslope of the building. Internally, the proposal would involve the provision of two en-suite bathrooms in the central element of the garages and the raising of the floor level by 150mm. The proposal would include parking within the red line.
- 1.5 There is an associated planning application 21/02060/FUL.
- 1.6 The adjacent building was granted planning permission to change to holiday let accommodation under 20/00645/FUL. However, the external and internal works to accommodate the use were granted under 84/00485/FUL.
- 1.7 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.8 The application is supported by the following documents;
 - Design, Access and Heritage Statement
 - Flood Risk Assessment
 - Flood Map
 - Flood Resilience Sheet
 - Proposed drawings

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20th 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. The NPPF 2021 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).
- 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 Planning Practice Guidance and the National Design Guide 2021 are also relevant and 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
 - LP11: Design Context
 - LP12: Design Implementation
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Godmanchester (Post Street) Conservation Area Character Assessment (October 2002)
- 3.3 The National Design Guide (2021)
- * C1 - Understand and relate well to the site, its local and wider context
 - * I1 - Respond to existing local character and identity
 - * I2 - Well-designed, high quality and attractive
 - * B2 - Appropriate building types and forms
 - * M3 - Well-considered parking, servicing and utilities infrastructure for all users
 - * H1 - Healthy, comfortable and safe internal and external environment

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

4. PLANNING HISTORY

- 4.1 84/00426/LBC - Part demolition and alterations to the cottage and outbuildings - Granted 8 February 1985
- 4.2 84/00485/FUL - Alterations and conversion of the garage and outbuilding to tearoom - Approved 13 September 1984
- 4.3 20/00645/FUL - Change of use of from Tea Room (Use Class A3) at Island Hall to holiday let accommodation - Approved 26 August 2020
- 4.4 20/00646/LBC - Internal alterations and insertion of rooflights and escape window - Approved 26 August 2020
- 4.5 21/02573/LBC - Change of use of the garage and store to holiday lets - Concurrent application

5. CONSULTATIONS

- 5.1 Godmanchester Town Council – Approval.
- 5.2 Conservation Officer – Object.

Removal of both pairs of double doors and infilling all the apertures with glazing would remove much of the special interest for which the building was listed. There would also be harm to the grouping and therefore to the significance of Island Hall. It is likely there would be harm to the remaining features within the interior of the building but the level of harm cannot be determined due to lack of information on proposed internal alterations. The proposed changes to elevations and the rooflights would have an adverse impact on the character and appearance of the conservation area mitigated to a degree by the building's secluded location.

Under the Planning (LBs and CAs) Act 1990, the proposed scheme would fail to preserve the special interest of the Coach House (Grade II listed); the proposal would fail to preserve the setting of Island Hall (Grade II* listed) and would fail to preserve the character and appearance of the Godmanchester (Post Street) Conservation Area. The applications do not conform to the policies of the NPPF or the Local Plan. The applications should be refused consent and permission.

- 5.3 Historic England – No comment.

6. REPRESENTATIONS

- 6.1 The application was advertised by means of a site notice and a press notice. 3 neighbouring properties were notified. No comments have been received.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and 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. This is reiterated within paragraph 47 of the NPPF (2021). 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".

- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
 - Godmanchester Neighbourhood Plan (2017)
- 7.4 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 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider as part of this application are:
- Impact on Heritage Assets

Impact on Heritage Assets

- 7.6 The proposal falls within Godmanchester (Post Street) Conservation Area and is also sited within the curtilage of the Grade II Listed Island Hall.
- 7.7 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.
- 7.8 Section 72 of the Planning (LBCA) Act 1990 (as amended) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 7.9 Para. 199 of the NPPF set 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. 200 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...'. Section 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.
- 7.10 The respective national policy guidance is set out in paragraphs 199-208 of the NPPF. Para. 199 of the NPPF states that when considering the impact of a proposal on the significance of a designated heritage asset, "great weight" should be given to the

asset's conservation (meaning the more important the asset, the greater the weight should be). Para. 200 makes it clear that any harm to, or loss of significance of a heritage asset should require clear and convincing justification. Para. 202 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, such harm should be weighed against the public benefits of the proposal, including its optimum viable use. Para. 206 makes it clear that local planning authorities need to look for opportunities for new development within Conservation Areas, World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals which make a positive contribution to the asset or better reveals its significance should be treated favourably.

- 7.11 Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.12 The proposal includes external alterations to the front elevation such as the removal of the coach doors and the replacement of the coach door and infill of other openings with double glazed doors. A line of six roof lights are proposed on the rear roof slope.
- 7.13 The Conservation Team have objected to the application on the grounds of the removal of both pairs of double doors would be the loss of a key element of special interest for a coach house. The proposal would also fail to preserve the character and appearance of the Conservation Area through the proposed domestic appearance of an ancillary building, due to the proposed works and glazing, having a particular function linked to an important building within the streetscape. It is considered that the harm is likely to be less than substantial because it is screened to a degree by the front wall of Island Hall.
- 7.14 The proposed removal of both pairs of double doors, and the infilling of the openings with glazed doors and the insertion of the rooflights on the rear roofslope would remove much of the special interest of the building. The proposal would therefore adversely affect the character and special interest of the Coach House Grade II Listed Building, and harm the character and appearance of the Godmanchester (Post Street) Conservation Area. The level of harm would be less than substantial. The public benefits arising from the scheme, which would include investment in the repair of the building and in helping to secure future use for the building, do not outweigh the level of harm to the heritage assets identified. The proposal is therefore contrary Policies LP11, LP12 and LP34 parts) f, g, h, i and j of Huntingdonshire's Local Plan to 2036, and the NPPF (2021) in this regard paragraphs 199, 202 and 203 of the NPPF 2021.

- 7.15 It is unclear what internal alterations will need to be undertaken due to a lack of detailing in the application or whether conversion is possible.
- 7.16 Insufficient information has been submitted with the application to demonstrate that the building is capable of being converted without the need for structural works or significant internal works. It is not clear therefore whether the building can accommodate the proposals without any structural works, and depending upon how extensive these may be, whether they would be tantamount to rebuilding. The proposed development is therefore contrary to Policy LP34 of the Huntingdonshire Local Plan to 2036.

Other Matters

- 7.17 The associated planning application 21/02060/FUL is also recommended for refusal as per refusal reason 1 and 2.
- 7.18 The applicant should note that unauthorised works have been undertaken at the site. Please refer to the Conservation comments on the file for more detail.

Conclusion

- 7.19 Officers have considered the submitted information and have taken into account the potential public benefits of the scheme, but these do not override the fundamental issues with the proposal in respect of the harm to the significant of the heritage assets identified. Officers are also unable to assess whether the building is capable of conversion.
- 7.20 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that Listed Building Consent be refused.

8. RECOMMENDATION - REFUSAL for the following reasons:

1. The proposed removal of both pairs of double doors, and the infilling of the openings with glazed doors and the insertion of the rooflights on the rear roofslope would remove much of the special interest of the building. The proposal would therefore adversely affect the character and special interest of the Coach House Grade II Listed Building, and harm the character and appearance of the Godmanchester (Post Street) Conservation Area. The level of harm would be less than substantial. The public benefits arising from the scheme, which would include investment in the repair of the building and in helping to secure future use for the building, do not outweigh the level of harm to the heritage assets identified. The proposal is therefore contrary Policies LP11, LP12 and LP34 parts) f, g, h, i and j of

Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD (2017), the National Design Guide and the NPPF (2021) in this regard paragraphs 199, 202 and 203 of the NPPF 2021.

2. Insufficient information has been submitted with the application to demonstrate that the building is capable of being converted without the need for structural works or significant internal works. It is not clear therefore whether the building can accommodate the proposals without any structural works, and depending upon how extensive these may be, whether they would be tantamount to rebuilding. The proposed development is therefore contrary to Policy LP34 of the Huntingdonshire Local Plan to 2036.

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CONTACT OFFICER:

Enquiries about this report to **Lewis Tomlinson Senior Development Management Officer** – lewis.tomlinson@huntingdonshire.gov.uk

From: Deputy Clerk <deputy.clerk@gmccouncil.com>
Sent: 19 November 2021 10:58
To: Control, Development (Planning)
Cc: Town Clerk
Subject: Planning Decisions - Godmanchester Town Council

Good morning,

Please see below responses to planning applications for Godmanchester;

Planning Application 21/02098/LBC
Location 12 Post Street Godmanchester PE29 2BA
Work requested Application to regularise existing outbuilding associated with Grade II Listed Building
Recommendation: **Approval**

Planning Application 21/00898/FUL
Location Sports Pavilion Bearscroft Lane Godmanchester
Work requested Remove 6 trees in Bearscroft Lane and install 3no. 20 meter layby's
Recommendation: **Reject. We feel the loss of six trees does not justify the provision of extra space for parking provision for six vehicles and suggest other ways of making extra parking provision be considered.**

Planning Application 21/02353/HHFUL
Location The Gnome Home 43A West Street Godmanchester
Work requested Demolition of existing annex and garage and erection of new garage.
Recommendation: **Approval**

Planning Application 21/02330/HHFUL
Location 11 Tudor Road, Godmanchester
Work requested Demolition of existing garage and building new two storey side extension and front porch.
Recommendation: **Approval**

Planning Application 21/02573/LBC
Location 18 Post Street Godmanchester Huntingdon
Work requested Change of use from existing garages/stores (C3) to Holiday lets (C1)
Recommendation: **Approval**

Kind regards

Clair Whitlock | Deputy Town Clerk
Godmanchester Town Council | Town Hall | 1 Post Street | Godmanchester | PE29 2NB
deputy.clerk@gmccouncil.com
01480 388870
(Please note my days of work are Monday, Wednesday to Friday from 8.30am – 3.00pm)

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Development Management Committee



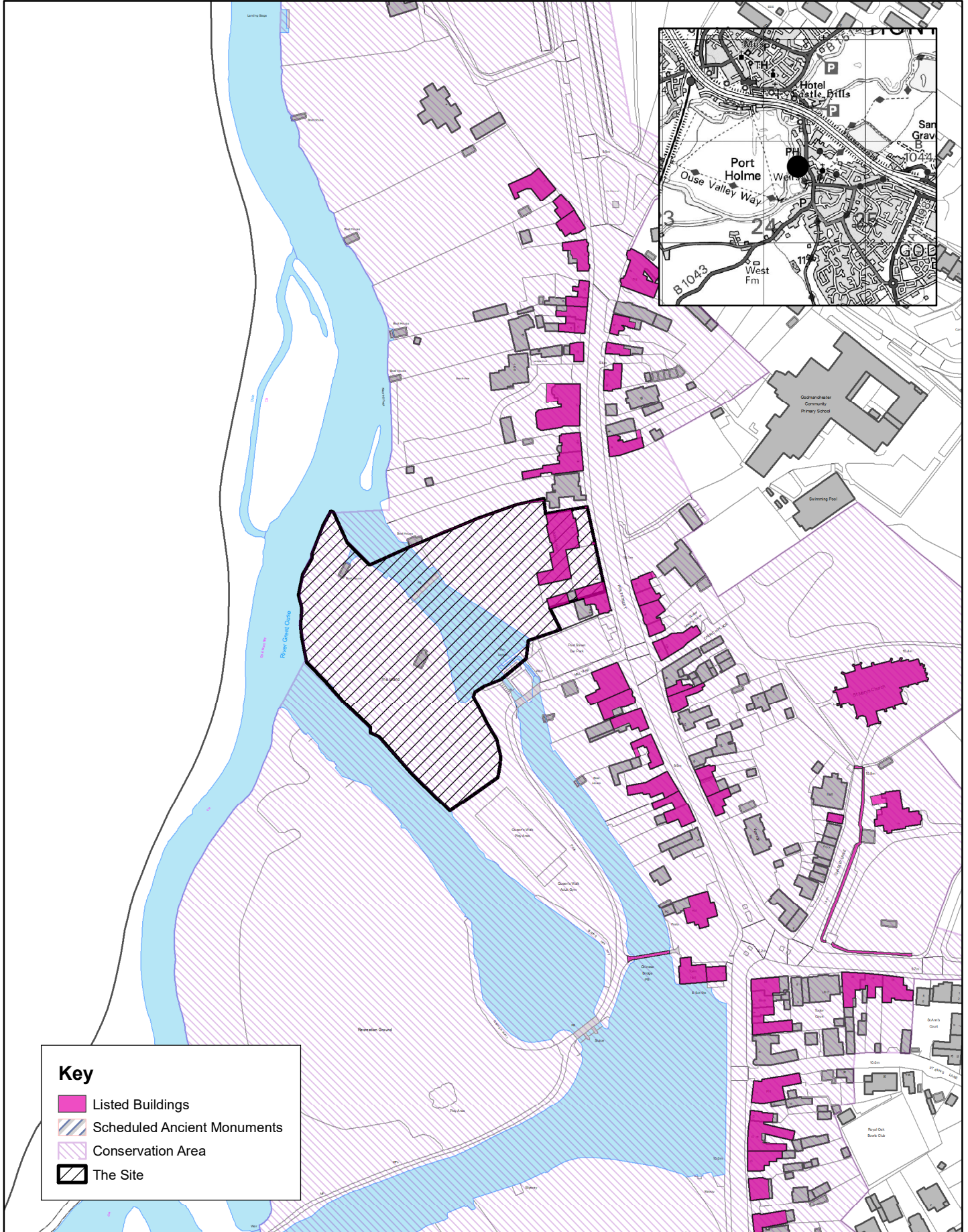
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Date Created: 07/11/2022

Application Ref: 21/02060/FUL and 21/02573/LBC

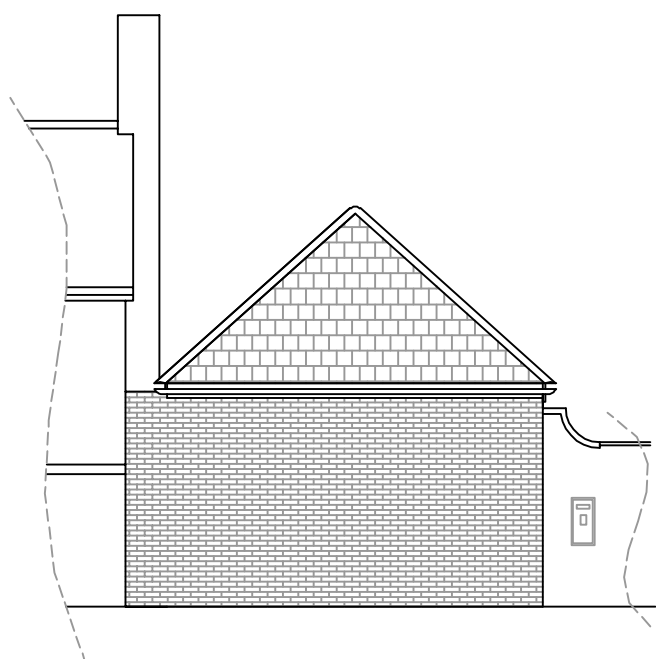
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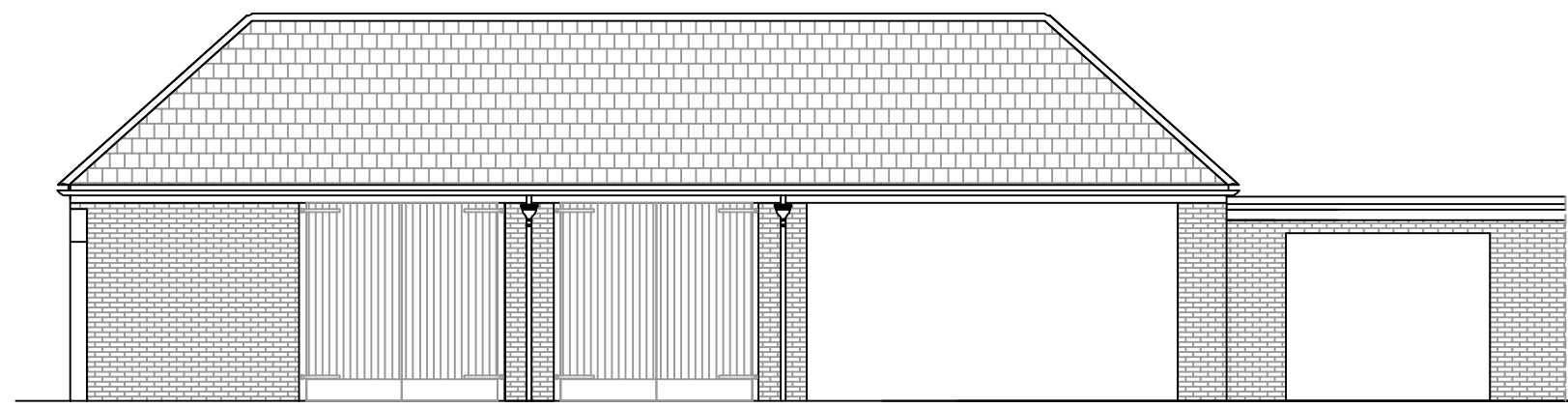


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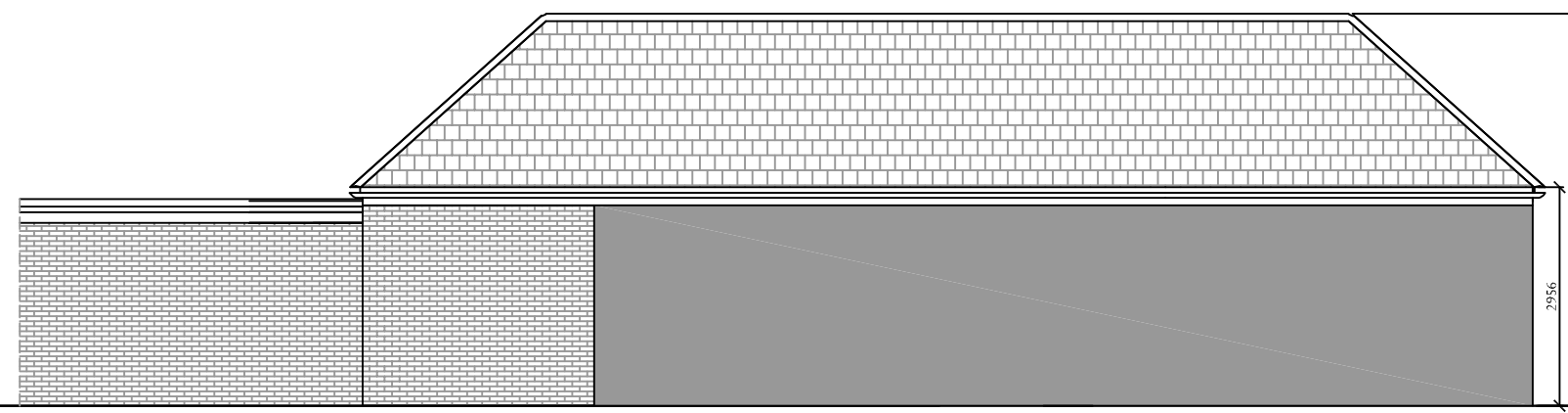
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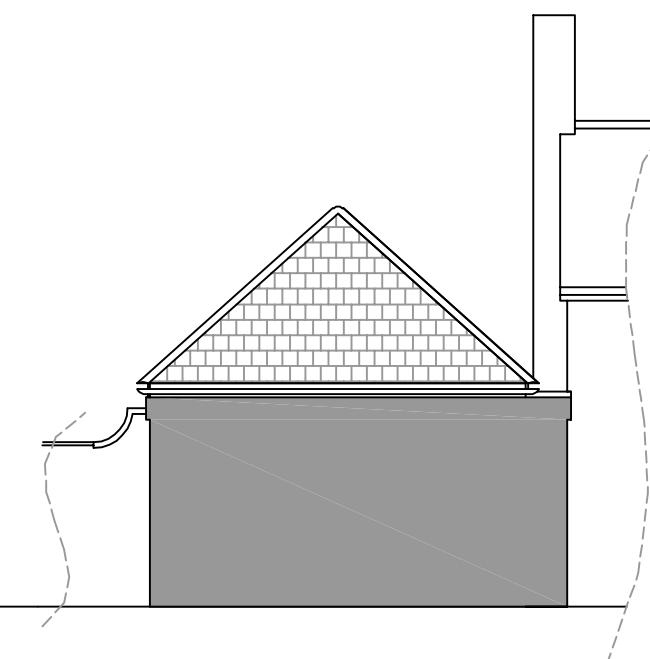
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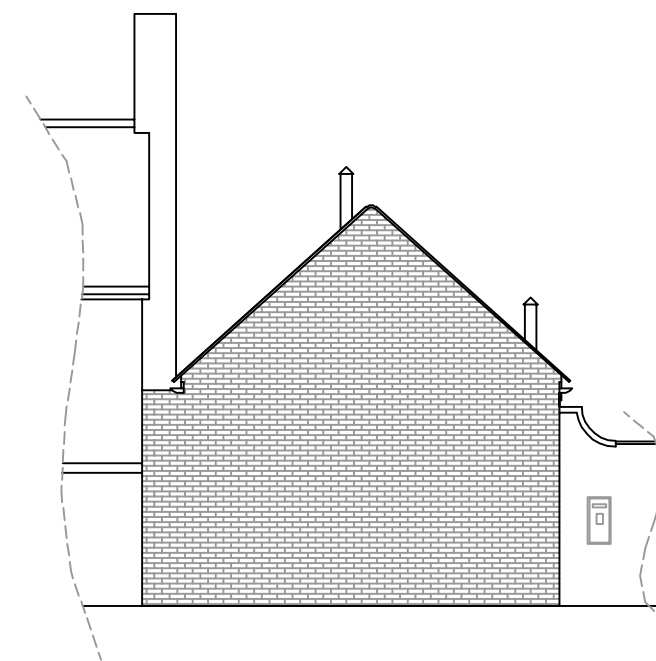
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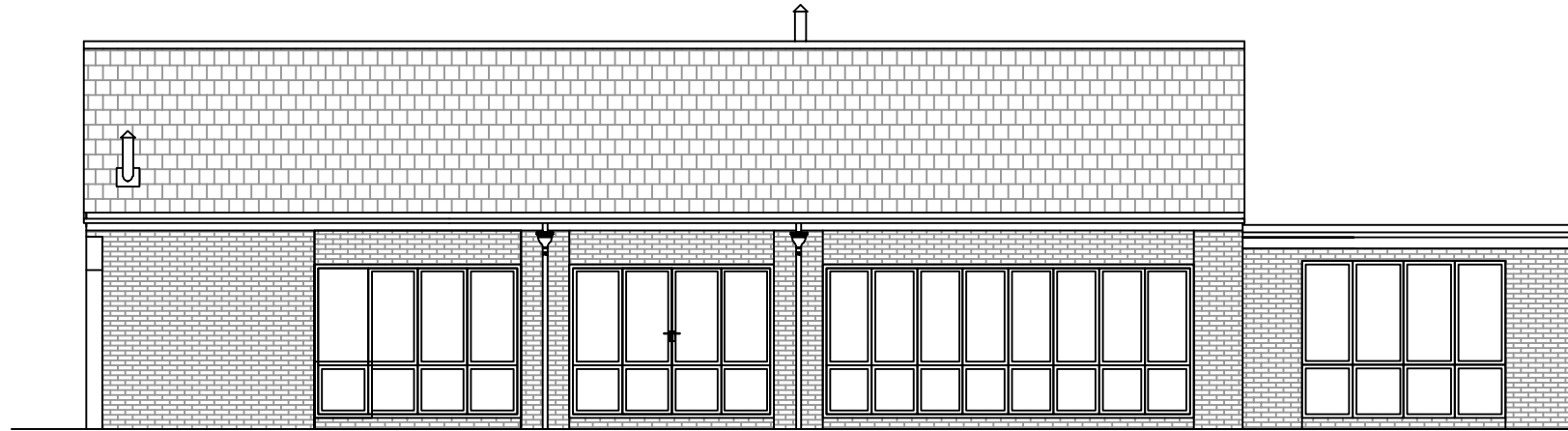
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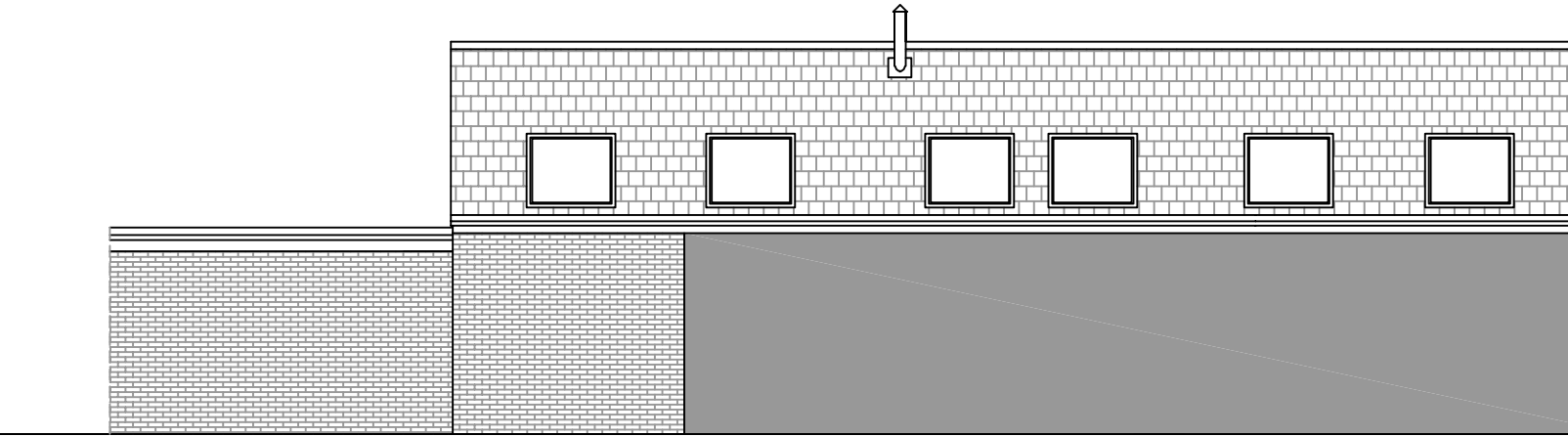
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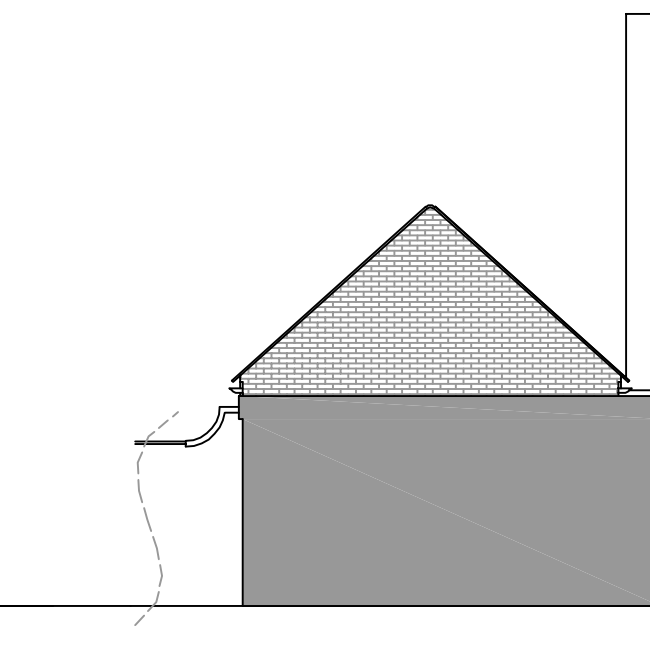
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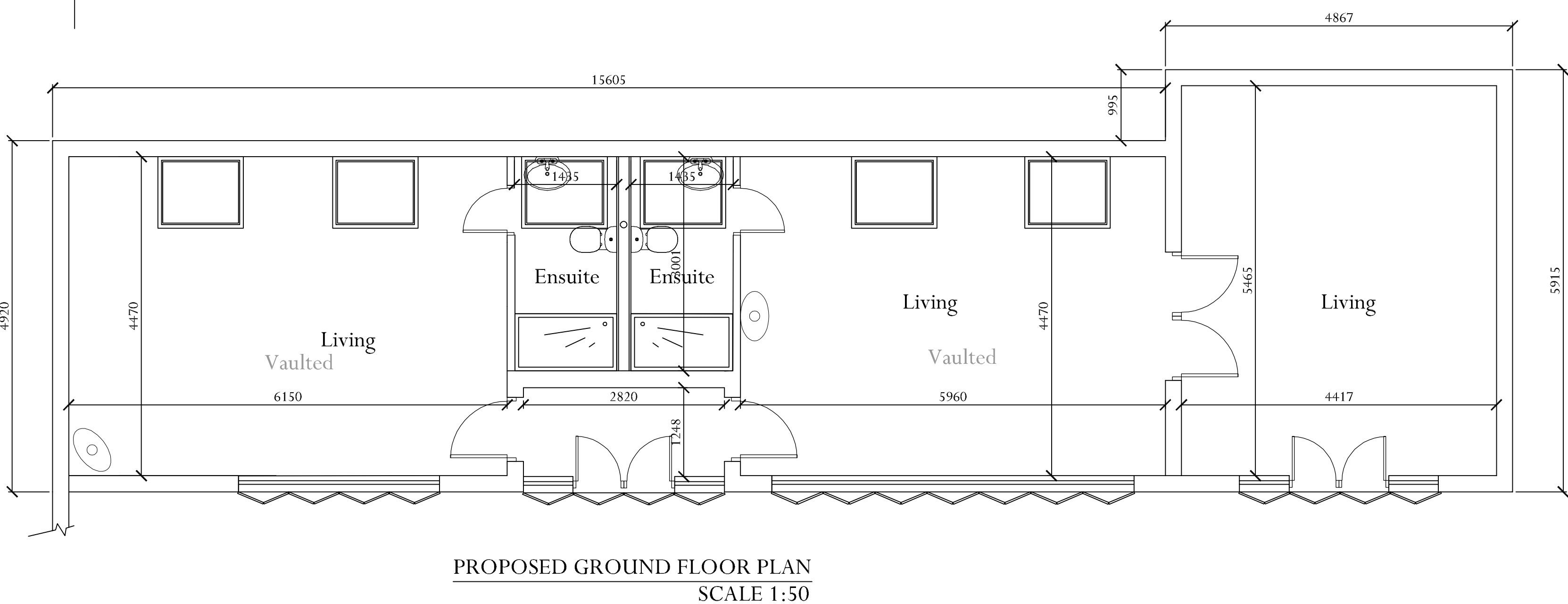
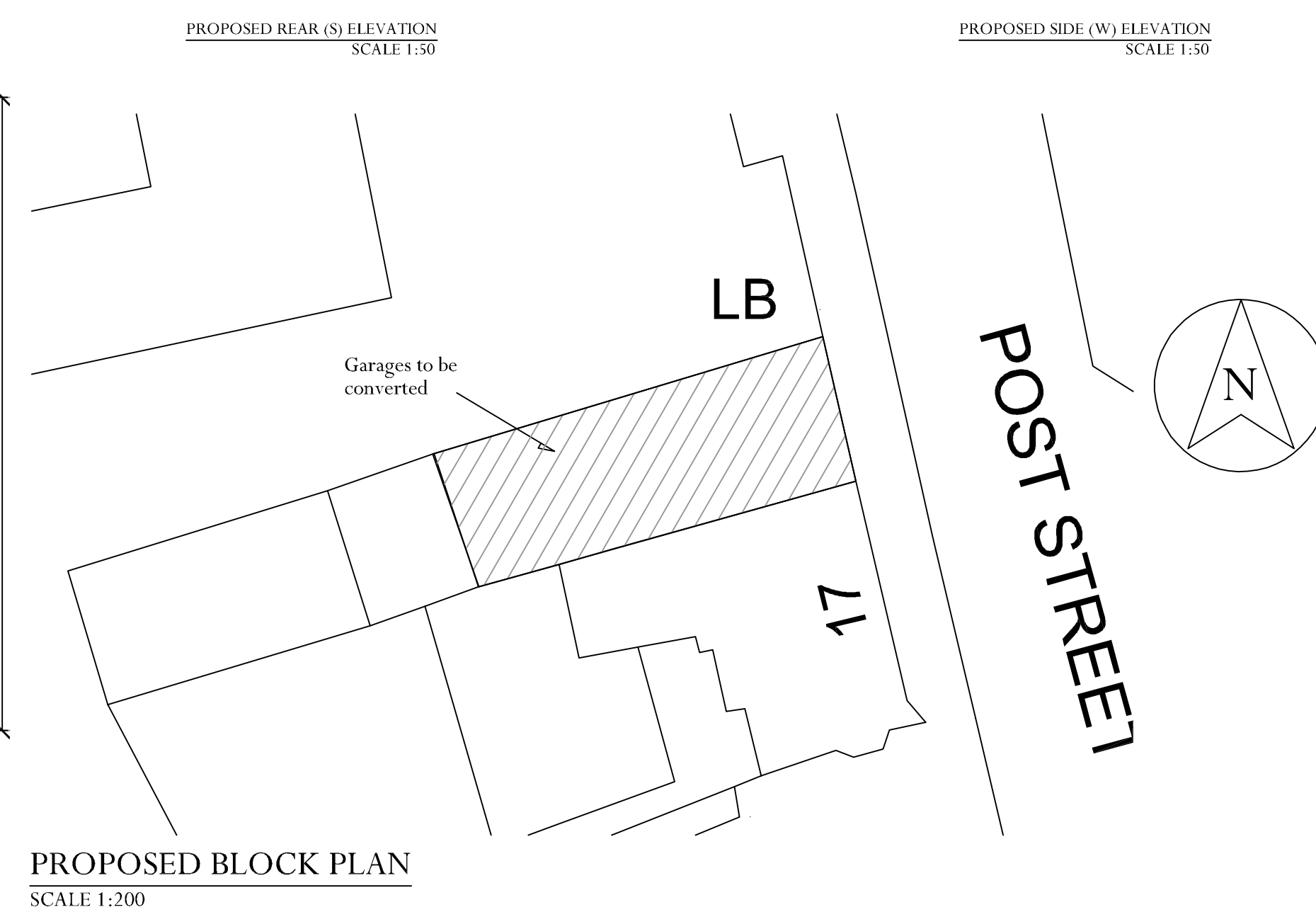
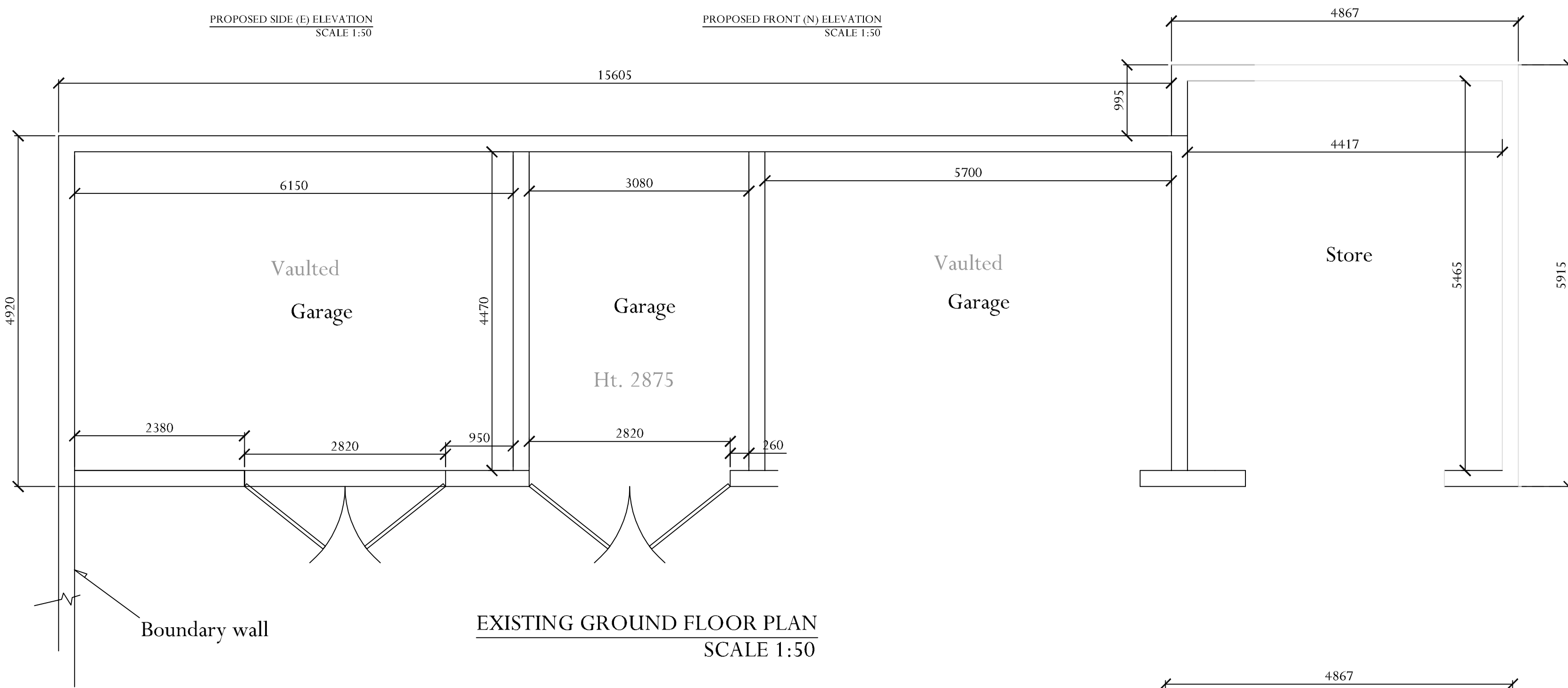
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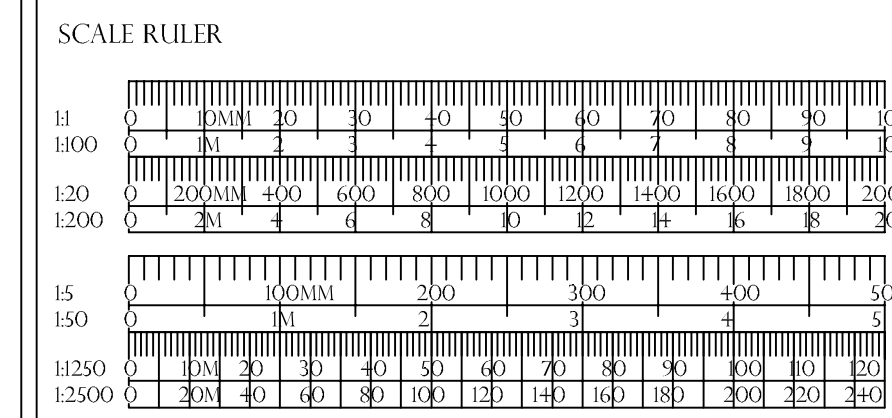
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PROPOSED SIDE (W) ELEVATION
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Client - MR CHATOUPIS & MS VANE PERCY
Address - ISLAND HALL, 18 POST STREET, GODMANCHESTER
Scale - AS SHOWN @ A1 Date - JUL 21
Dwg. No. - JPT/IHLL/0721/001 Rev. A

