

DEVELOPMENT MANAGEMENT COMMITTEE 19th JUNE 2023

Case No: 22/01580/FUL

Proposal: DEMOLITION OF EXISTING BUILDING AND ERECTION OF NEW FOUR-STOREY BUILDING COMPRISING 30 NO. RETIREMENT FLATS WITH ASSOCIATED COMMUNAL FACILITIES AND EXTERNAL LANDSCAPING, TOGETHER WITH RE-USE OF EXISTING VEHICULAR PARKING FACILITIES ON ADJACENT SITE.

Location: CENTENARY HOUSE, ST MARYS STREET,
HUNTINGDON, PE29 3PE

Applicant: MR TOM SHADBOLT

Grid Ref: 523936 271541

Date of Registration: 19.07.2022

Parish: HUNTINGDON

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation is contrary to the Town Council recommendation.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site is located on the prominent corner of St Mary's Street and Castle Moat Road, Huntingdon. The existing building is of a V-shape and of 2 storeys. The existing use is (B1) office.
- 1.2 The site is located within the Huntingdon Conservation Area and is in close proximity to a number of Listed Buildings and a Scheduled Monument:
 - Castle Hills Motte and Bailey and Mill Common
 - Medieval Bridge (Grade I)
 - Castle Hills House (Grade II*)
 - Church of St Mary (Grade I)
 - Terrace properties on The Walks North (Grade II)
- 1.3 It is also located within the Huntingdon Air Quality Management Area.

Proposal

- 1.4 This application seeks approval for the demolition of the existing building of Centenary House and the erection of a four-storey building comprising 30 no. market retirement flats (24 one-bedroom and 6 two-bedroom) with associated communal facilities and external landscaping, together with the re-use of existing vehicular parking facilities on the adjacent site at Centenary House, St Marys Street, Huntingdon.
- 1.5 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.6 The application is supported by the following documents;
 - Planning Statement;
 - Design and Access Statement;
 - Heritage Statement;
 - Highways Statement;
 - Noise Impact Assessment;
 - Air Quality Assessment;
 - Access Strategy Assessment;
 - Daylight and Sunlight Study (Neighbouring Properties) and
 - Affordable Housing Statement.

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
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and vehicle movement
 - LP21: Town Centre Vitality and Viability
 - LP22: Local Services and Community Facilities
 - LP24: Affordable Housing Provision
 - LP25: Accessible and adaptable homes
 - LP26: Specialist Housing
 - LP29: Health Impact Assessment
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
 - LP35: Renewable and Low Carbon Energy
 - LP37: Ground Contamination and Groundwater Pollution
- 3.2 Huntingdon Neighbourhood Plan 2018-2026 - adopted September 2019:
- Policy NE3: Setting of Huntingdon
 - Policy BE1: Design and Landscaping
 - Policy BE2: Local Distinctiveness and Aesthetics
 - Policy BE3: Heritage Assets
 - Policy TT1: Sustainable Transport
- 3.3 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017):
 - Developer Contributions SPD (2011)
 - Huntingdonshire Landscape and Townscape Assessment (2007)
 - Cambridgeshire Flood and Water SPD 2017
 - Huntingdonshire Tree Guidance Note 3
 - Annual Monitoring Report – Part 1 (Housing) 2019/2019 (October 2019)
 - Annual Monitoring Report – Part 2 (Non- Housing) 2018/2019 (December 2019)
 - RECAP CCC Waste Management Design Guide (CCC SPD) 2012
 - St Ives Neighbourhood Plan - application for designation of a neighbourhood area (Mar 2019)

- St Ives Conservation Area Character Assessment (2007)

3.4 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 0101486FUL - Insertion of replacement windows - Approved.
- 4.2 0300796FUL - Installation of air conditioning units -Approved.
- 4.3 0600624ADV - Display of fascia signs - Approved.
- 4.4 1301406ADV - Installation of signage - Approved.5.

4. PLANNING HISTORY

5. CONSULTATIONS

- 5.1 Huntingdon Town Council – Recommends approval.

While the proposed development is significantly larger than the existing building, it is in keeping with the nearby Pathfinder House and Cromwell Court properties. Members support the provision of additional residences in this area. It is positive to see the inclusion of electric vehicle charging points in the development.

- 5.2 National Highways – No objection. Due to the location and nature of the proposed development, it is considered unlikely to have an impact on the Strategic Road Network (SRN).
- 5.3 Environmental Agency - No comments
- 5.4 Anglian Water - Raised no objections to the proposal subject to informatives.
- 5.5 Cambridgeshire Constabulary - Recommended various crime reduction measures be incorporated.

5.6 Cambridgeshire County Council's Highway Authority - No objection in principle subject to conditions. The visibility splays indicated on 216/2022/010 rev P3 and 216/2022/011 rev P2 are better than the existing splays although probably in excess of that required given the slower speeds when negotiating the adjacent junction. And the service tracking for the site looks to be adequate. The existing office use when assessed TRICS could attract far more movements than that proposed and is therefore acceptable with regards to any impact on the highway. The car parking element remains the same as present. It is noted that there are crossings in the vicinity to link the parking to the main site.

5.7 Cambridgeshire County Council's Lead Local Flood Authority - Object to the proposal.

Para 163 of the NPPF requires planning applications to be supported by a site-specific flood risk assessment. Such an assessment should include a surface water strategy and must demonstrate that the proposed development incorporates sustainable drainage systems (SuDS) unless there is clear evidence that this would be inappropriate. As a flood risk assessment/surface water strategy has not been submitted there is insufficient information to determine the impacts of the proposal.

5.8 Cambridgeshire County Council's Rights of Way Officer - Public Footpath No. 14, Huntingdon runs along/abuts the eastern boundary of the proposed car park to the south of Castle Moat Road. No objections, subject to the imposition of a condition ensuring no fencing/steel hoop barriers shall be erected on or within 0.5m of any public rights of way.

5.9 Cambridgeshire County Council's Archaeology Team - The site lies in an area of high archaeological potential, sitting within the historic core of Huntingdon. No objections, however, due to the high archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area. Therefore recommend a condition.

5.10 Huntingdonshire District Council's Environmental Health Team - Object to the proposal due to the proposed use and proximity to the road.

Air Quality: Due to the location, number of proposed units (and sensitive windows facing the source), and taking into consideration the 2019 (pre-Covid) levels were within 10% of the Objective, more information is required to demonstrate that residents will not be subjected to unacceptable levels of pollution from living in the proposed development.

Noise: Impact of the area on future occupants of the proposed development. The noise impact assessment (NIA) has predicted noise levels at the properties and proposes a glazing and insulation scheme to ensure internal sound levels meet the recommended levels within BS8233 and the World Health Organisation. However, as soon as any resident partially opens their window they will be exposed to sound levels in the region of 20dB in excess of the guidelines, with rooms on facades 1 and 2 (facing Castle Moat Road) predicted to experience sound levels internally of up to 50dBLAeq,8hour at night with windows partially open, and those facing St Marys Street predicted to experience sound levels internally of up to 44dBLAeq,8hour at night with windows partially open. The predicted max for all facades with noise sensitive windows proposed would be 66dBLAmax internally with windows partially open. This is considered unacceptable and likely to exceed the Significant Observed Adverse Effect Level as it would be disruptive to residents who would have to keep windows closed most of the time because of the noise, a potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep.

Further clarification is sought on how the applicants are proposing to mitigate the internal sound levels and what options have been considered and discounted if mechanical ventilation is proposed (especially if this is for every habitable room).

5.11 Huntingdonshire District Council's Conservation Officer - Object to the proposal.

The proposal site stands within the Conservation Area on a sensitive location close to a number of features which are important to the Conservation Area and contribute positively to its significance as a heritage asset including the Scheduled Monument Castle Hills Motte and Bailey and Mill Common opposite and the Grade I Listed Medieval Bridge. It also has an impact on the wider settings of the Listed Buildings, Castle Hills House (Grade II*) St. Mary's Street, the Listed Buildings on High Street approached from St.Mary's Street, including the Church of St Mary (Grade I), the terrace of Listed Buildings (The Walks North) west of the proposal site, as well as the terrace of historic unlisted buildings west of the proposal site (The Walks East) and the terrace of late 19th century houses along St Mary's Street. The proposal therefore has an impact on the character, appearance and significance of the Conservation Area and on the settings of a number of heritage assets.

Surrounding buildings to north, south, east and west, except Pathfinder House, are single or two storey residential buildings and generally of traditional construction and materials, a number dating from the 18th and 19th centuries. The proposed new building does not reflect the scale or proportions or style of the

existing buildings which contribute to the character of the heritage assets but appears to take its cues for scale and height from the anomaly in the location, Pathfinder House, although the proposed design does not follow that building either. The proposed design includes features such as the four storey glazed feature at the corner of the proposed building, the clutter of elements along the elevations and the glazed and panelled areas of the roof, which increase the impact of the building, imposing it as a particularly intrusive element into the street scene and the foreground of views towards the town, High Street and St. Mary's Street, westwards along St. Mary's Street and towards The Walks East and The Walks North, as well as into the background of the historic green spaces of Mill Common and Castle Hills, the Scheduled Monument on Castle Hills and the Grade I Listed Medieval Huntingdon Bridge.

The National Planning Policy Framework 2021 states that a Local Planning Authority should "look for opportunities for new development within Conservation Areas... and within the setting of heritage assets, to enhance or better reveal their significance." (Para 206). The removal of the existing, flat roofed, two storey modern utilitarian building which is unsympathetic to the character of the location may be considered an enhancement. However, its replacement with the proposed building also of an unsympathetic design but taller and larger in scale does not enhance or better reveal the significance of the Conservation Area or settings of heritage assets as required by the NPPF.

Although the demolition and replacement of the existing building is in principle supported, the replacement building proposed is considered to be harmful to the significance of the heritage assets affected and the character and appearance of the Conservation Area and the settings of the heritage assets. The harm is limited in extent therefore it is considered to be less than substantial as set out in the NPPF, but there is no clear and convincing justification for the harm, and no public benefit sufficient to outweigh the harm is identified in the application. The proposal therefore does not fulfil the requirements of the NPPF nor the 1990 Act and recommendation is not to support the proposal.

5.12 Huntingdonshire District Council's Urban Design Officer - Object to the proposal.

Whilst it is accepted that there may be an opportunity for a limited element of 4 storey accommodation adjacent to Pathfinder House, it is considered the majority of the site should reflect the existing lower 2 and 3 storey scale of development in St Marys Street, The Walks East and the approved British Red Cross development to the south given the site context and Conservation Area.

A site section and street scene should be provided N-S to inform the scale of this frontage.

The projecting cantilevered circular drum forms a bulky and incongruous addition to the building and is poorly integrated within the overall facade given it projects over the adjacent open space and effectively floats above it.

The square proportions of the front/west elevation create a contrived facade that would appear incongruous from elevated views from the Pathfinder Link Road, Mill Common and when seen in context to adjacent development at The Walks East to the north.

The 3 and 4 storey scale of the St Marys Street frontage would form a poor scale relationship with the existing terrace houses opposite and Cromwell Court adjacent. The building would dominate the St Marys Street scene and appear to tower over existing properties in views looking west.

Overlooking and overbearing impacts - The proposed massing is shown to result in overbearing impacts and loss of daylight and sunlight to ground and first floor rooms in Nos. 2 and 3 St Marys Street opposite. The existing 2-storey office building has windows on the south elevation to Castle Moat Road which presently overlook the rear garden of No. 10 The Walks East. The taller height together with the introduction of balconies is likely to increase perceived overlooking impacts whilst the taller 4 storey height may also give rise to overbearing impacts. Amendments to the scale of this frontage together with amendments to arrangement of balconies is recommended.

Amenity Space - the depth of the individual balconies will make these spaces largely unusable for future occupants - the HDC Design Guide SPD requires that where possible balconies should be a minimum of 1.5m deep in order to accommodate a table and chairs. Deeper balconies at upper floor level would also help reduce the perceived height of the building.

Hard and soft landscaping - The redevelopment of the site provides the opportunity to improve the interface to Castle Moat Road by introducing defensible threshold planting in front of this elevation together with a low hedge to improve privacy to ground floor rooms, clearly define the public and private areas of the site and reflect the approved boundary treatment facing Castle Moat Road in front of the British Red Cross site.

Cycle Storage - The proposed cycle parking provision would fall significantly below local plan policy requirements (with just 27% of the requirement provided). Consider creative ways of achieving the required quantum of cycle parking spaces given that the development is on the edge of the town centre, this could be a mix of ground floor integral spaces and external secure covered spaces. It is recommended that the proposals make provision for covered and secure mobility scooter / buggy storage together with

the necessary charging provision, this could be within small integral ground floor room

Courtyard / refuse storage - The proposed courtyard area to the rear of the building forms a cramped arrangement and is dominated by the refuse storage with little opportunity for soft landscaping meaning this space is likely to form a poor outlook from the ground floor communal lounge. Recommended that the bins be integrated into the fabric of the building close to the site access. Details of refuse collection arrangements and refuse vehicle access (including tracking plans) should be provided.

Car Park - The proposals should seek to improve and enhance the appearance and interface of the car park to adjacent streets and footpaths - particularly the northern edge to Castle Moat Road and eastern edge to The Walks East. A reduction of 1 space for example would provide the opportunity to introduce hedge planting around the northern and eastern edges of the car park as well as additional areas of soft landscaping between groups of spaces.

- 5.13 Huntingdonshire District Council's Emergency Planning Advisor - No comments as it does not fall within the flood zones.

6. REPRESENTATIONS

- 6.1 During the course of the application, seven letters of objection were received, alongside a signed petition, raising concerns over the following matters:
- Scale and design;
 - Impact on heritage assets;
 - Impact on neighbouring properties amenities;
 - Highway safety and parking;
 - Impact on trees;
- 6.2 One letter of representation, neither supporting nor opposing the proposal was submitted noting that is good to have new flats in the neighbouring, subject to noise and disturbance impacts during demolition/construction.

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)
- 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:
- The principle of development
 - Design and visual amenity
 - Residential amenity
 - Highway safety
 - Flood risk and surface water
 - Biodiversity
 - Trees
 - Accessible and adaptable Homes
 - Water efficiency
 - Developer Contributions

Principle of Development

- 7.6 The site is located within the settlement of Huntingdon, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Key Service Centre. The site is also located within the town centre boundary of Huntingdon.
- 7.7 As such, Policies LP7 (Key Service Centres) and LP21 (Town Centre Vitality and Viability) are considered relevant. The proposal involves the demolition of an existing build being used as offices (Use Class E(g)(i)) and the erection of a four-storey building comprising 30 no. market, retirement flats (24 one-bedroom and six two-bedroom) with associated works at Centenary House, St Marys Street. Policy LP26 (Specialist Housing) is also considered relevant given the proposed use.

- 7.8 Policy LP7 of the adopted Local Plan states that a proposal for housing development in addition to those allocated in the Local Plan will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area.
- 7.9 Policy LP21 of the adopted Local Plan states that the town centre of Huntingdon will be supported as sustainable locations for shopping, working, service and leisure uses which attract a wide range of people throughout the day and evening to strengthen the centre's role as a vibrant, accessible focus for meeting local needs.
- 7.10 While the proposal would result in the loss of 960sqm of office space in a town centre location, it is noted that permitted development rights allow the conversion of up to 1,500sqm of office floor space to residential without the requirement of planning permission. Furthermore, paragraph 86 of the National Planning Policy Framework (NPPF) recognises the important role that residential development plays ensuring the vitality of town centres.
- 7.11 With regards to the proposed use, Policy LP26 (Specialist Housing) of the adopted Local Plan states that a proposal for self-contained specialist housing will be supported where it will:
- (a) be easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the occupiers;
 - (b) be integrated with the wider community;
 - (c) incorporate a mix of tenures including affordable homes in accordance with Policy LP24 (Affordable Housing Provision);
 - (d) facilitate a high quality of life for residents;
- 7.12 In regard to criterion a) of Policy LP26: Given the site is located within the town centre boundary of Huntingdonshire which includes a range of shops and services within walking distance, the Local Planning Authority are satisfied that the proposal meets the above criteria.
- 7.13 In regard to criterion b) of Policy LP26: As the site is located within the town centre of Huntingdon in a built-up area with various community facilities in close proximity, the proposal is considered to be integrated with the wider community effectively.
- 7.12 In regard to criterion c) of Policy LP26: The key assessment against this criterion is the applications compliance with Policy LP24 (Affordable Housing Provision).
- 7.13 Policy LP24 of the adopted Local Plan states that a proposal will be supported where it delivers a target of 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace (gross internal area) or more are proposed. It is also goes on to state that where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting

development of the site an alternative dwelling or tenure mix or a lower level of provision may be supported.

- 7.14 The proposal does not include the provision of any affordable homes.
- 7.15 The applicant has submitted an accompanying affordable housing statement that argues that the 'existing building could be converted under 'Permitted Development' rights to give a scheme of some twenty individual properties'. The applicant also argues that 'the potential to the site occupied by twenty residential properties without the requirement for any formal grant of planning permission is a material consideration in the determination of the application for the replacement of the existing building with the purpose-built scheme under consideration. As such, the current proposals should be considered as representing a net increase in ten properties, and where the principle of 'net increase' is well established both in the interpretation and application of Local Plan Policy LP23 and national guidance'. The submitted statement also argues that the benefits of providing specialist housing addressing the aims of Policies LP24 and LP26 and would outweigh the harm of no affordable housing.
- 7.16 A 'fallback position' is what is a development or use which is likely to occur if the planning permission is refused, for example a development which is already permitted or can be built under permitted development rights. In this case, the applicant is arguing that an alternative scheme could be built under permitted development.
- 7.17 A fallback position is a material consideration for the Local Planning Authority when assessing the merits of any planning proposal.
- 7.18 A Court of Appeal Judgement *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314, Lindblom LJ confirmed the legal considerations in determining the materiality of the 'fall back' position as a planning judgement were as follows:
- The basic principle is that for a prospect to be a real prospect it does not have to be probable or likely, a possibility will suffice.
 - There is no rule of law that in every case the 'real prospect' will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (The GPDO). In some cases, that degree of clarity and commitment

may be necessary; in others, not. This will always be a matter for the decision-maker's planning judgement in the particular circumstances of the case in hand.

- 7.19 The key part to understanding what weight to afford the potential permitted development fallback position is whether there is a realistic prospect for the alternative scheme to be built.
- 7.20 In this case, the relevant permitted development rights being referred to by the applicant is: Class O (offices to dwellinghouses) Part 3, Schedule 2 of The Town and Country Planning (General Permitted development) (England) Order 2015.
- 7.21 Development under Class O is assessed against the following conditions:
O.2a) transport and highways impacts of the development,
O.2b) contamination risks on the site,
O.2c) flooding risks on the site,
O.2d) impacts of noise from commercial premises on the intended occupiers of the development and
O.2e) the provision of adequate natural light in all habitable rooms of the dwellinghouses.
- 7.22 The applicant has provided drawings detailing how the existing building could be converted under 'Permitted Development' rights. The applicant has not provided any other information in how the conversion would meet the above assessment criteria for Class O.
- 7.23 Officers have concern regarding conditions O.2d) and O.2e).
- 7.24 Given the sites location within Huntingdon Town Centre, on a busy road with other commercial uses nearby, and noting the Environmental Health Team's objecting regarding noise impact of the area of the future occupants of the proposed development, Officers are not convinced based on the submitted information that a conversion could satisfy condition O.2d).
- 7.25 Taking into account the existing buildings siting and orientation, the close proximity of Pathfinder House and Cromwell Court to the site, Officers are not convinced that ground floor units 4, 5 and 10 and first floor units 15 and 20 would benefit from adequate natural light in all habitable rooms of the dwellings.
- 7.26 Officers note that the applicant has not sought confirmation through a prior approval application for this potential fallback position.
- 7.27 Officers do not agree with the net increase argument put forward by the applicant given the above concern.

- 7.28 In consideration of all that is in front of officers in regard to this permitted development fallback, Officers are of the view that there is not a realistic prospect for the alternative scheme of twenty dwellings to be built and therefore afford limited weight to this material consideration.
- 7.29 While Officers recognise the benefits of the proposed development in terms of providing needed specialist housing, it is not considered to justify the lack of affordable housing in this instance, with Policy LP26 aiming to ensure that specialist housing development contributes to a range of attractive housing options for older people and Policy LP24 noting that there is a significant need for affordable housing within Huntingdonshire as demonstrated through the Cambridge sub-region Strategic Housing Market Assessment (SHMA). Furthermore, the applicant has not provided any evidence to demonstrate that delivery of 40% affordable housing within the site is not viable.
- 7.30 It is noted that paragraph 65 of the NPPF states that exemptions to the major development requirements of providing at least 10% affordable home ownership include specialist purpose-built accommodation for the elderly - however, the NPPF also recognises that the Local Plan is the starting point for decision-making and planning law requires that applications be determined in accordance with the development plan.
- 7.31 As such, Officers do not consider the proposal complies with the requirements of Policy LP24 and subsequently does not satisfy criteria (c) of Policy LP26, nor Policy LP24 of the adopted Local Plan.
- 7.32 In regards to criterion d) of Policy LP26: Based on the plans provided, the Local Planning Authority are satisfied that the proposal would facilitate a high quality of life for residents, both within the individual units and within the communal areas and facilities. It is also noted that an outdoor amenity space at street level is proposed, alongside the provision of a roof garden.
- 7.33 The application fails to demonstrate that the principle of development is acceptable. Whilst the proposal would provide specialist housing in a sustainable location, it fails to include any affordable housing provision, for which there is a significant need. The proposal is therefore contrary to policies LP24 and LP26 part c) of the adopted Huntingdonshire Local Plan to 2036.

Design, Visual Amenity and impact on the surrounding area and Heritage Assets

- 7.34 The site is located within the Huntingdon Conservation Area and is in close proximity to a number of Listed Buildings and a Scheduled Monument:

- Castle Hills Motte and Bailey and Mill Common
- Medieval Bridge (Grade I)
- Castle Hills House (Grade II*)
- Church of St Mary (Grade I)
- Terrace properties on The Walks North (Grade II)

- 7.35 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.
- 7.36 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.37 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...’The NPPF goes on to state that 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 securing its optimum viable use.
- 7.38 Policy LP34 of the Local Plan and Policy BE3 of the Huntingdon Neighbourhood Plan aligns with the statutory provisions and NPPF advice.
- 7.39 Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built environment.
- 7.40 Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.
- 7.41 Both the Conservation Team and Urban Design Team have been consulted as part of the application and object to the proposal.

- 7.42 The site is located on a prominent corner entering Huntingdon Town Centre at the junction of Castle Moat Road and St Mary's Street. The proposal involves the demolition of the existing two-storey office building and the erection of a four-storey building to house 30 retirement apartments (24 one-bedroom and six two-bedroom) with associated communal facilities and external landscaping at Centenary House, St Mary's Street, Huntingdon.
- 7.43 The proposal comprises a U-shaped, flat roof, four-storey building with a 28.5m frontage to Castle Moat Road and a 27.3m frontage to St Mary's Street. The building steps down to three-storeys along part of the St Mary's Street frontage immediately adjacent to Cromwell Court. The proposed building includes a large, fully glazed, curved feature at the external corner of the building on the junction of the Ring Road and St Mary's Street. Whilst it is accepted that there may be an opportunity for a limited element of 4 storey accommodation adjacent to Pathfinder House to reinforce this key building on the junction with the Ring Road, it is considered the majority of the site should reflect the existing lower 2 and 3 storey scale of development in St Marys Street, The Walks East and the approved British Red Cross development to the south given the site context and Conservation Area.
- 7.44 Surrounding buildings to north, south, east and west, except Pathfinder House, are single or two storey residential buildings and generally of traditional construction and materials, a number dating from the 18th and 19th centuries. The proposed new building would not reflect the scale or proportions or style of the existing buildings which contribute to the character of the heritage assets and appearance of the surrounding area but appears to take its cues for scale and height from, Pathfinder House, although the proposed design does not follow that building either. It is considered the 3 and 4 storey scale of the St Marys Street frontage would form a poor scale relationship with the existing terrace houses opposite and Cromwell Court adjacent. The building would dominant the St Marys Street scene and appear to tower over existing properties in views looking west.
- 7.45 The uncharacteristic scale of the proposed building would be accentuated by the siting of the cantilevered circular glazed drum feature on the corner elevation, which begins at first floor level and exceeds the height of the main building - a maximum height of 14.2m. This is considered to form a bulky and incongruous addition to the building which is poorly integrated within the overall façade. The square proportions of the front/west elevation are also considered to create a contrived facade that would appear incongruous from elevated views from the Pathfinder Link Road, Mill Common and when seen in context to adjacent development at The Walks East to the north.
- 7.46 The style of the existing building is considered to be at odds with the historic buildings around it, which form the character of the

Huntingdon Conservation Area and its appearance and therefore is not considered to contribute positively to the character or appearance of the Conservation Area. As such, the Local Planning do not consider its loss to be harmful to the Huntingdon Conservation Area. However, its replacement with the proposed building also of an unsympathetic design but taller and larger in scale does not enhance or better reveal the significance of the Conservation Area or settings of heritage assets.

- 7.47 The Council's Conservation Officer has concluded that the proposal would result in less than substantial harm to the nearby heritage assets and the Huntingdon Conservation Area.
- 7.48 The proposal would provide specialist housing, and this is considered a public benefit. Officers do not consider this public benefit is sufficient to outweigh the harm that is identified.
- 7.49 By virtue of the scale, bulk and design of the proposed building, the proposal would result in harm to the character and appearance of the streetscenes of St Mary's Street and Castle Moat Road and the surrounding area. Furthermore, the proposal would result in less than substantial harm to the significance of nearby heritage assets and the Huntingdon Conservation Area. Given the proposal does not include any clear or convincing justification for the harm nor any public benefit sufficient to outweigh the harm, the proposal is considered to be contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies NE3, BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.

Residential Amenity

Amenity of neighbouring properties

- 7.50 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings. It requires that development proposals ensure 'adequate availability of daylight and sunlight for the proposed use, minimizing the effects of overshadowing and the need for artificial light'. Furthermore paragraph 130 of the National Planning Policy Framework states that decisions should ensure that developments which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.51 The application has been accompanied by a Noise Impact Assessment, an Air Quality Impact Assessment and a Daylight and Sunlight Assessment.
- 7.52 The closest neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are

those at Cromwell Court, St Mary's Street, the properties at Castlepoint Residences, the properties along the north side of St Mary's Street and Nos. 8, 9 and 10 The Walks East, Huntingdon.

- 7.53 The proposed development is not considered to result in any detrimental overbearing or overshadowing impacts on the neighbouring residential properties at Cromwell Court as it would be approximately 7m from the side elevation of the existing building and would only marginally exceed the height of the neighbouring property as shown on the submitted streetscene drawing. Furthermore, the proposal would be separated by the public highway from the remaining nearby residential properties.
- 7.54 At its closest point, the proposed development would be approximately 11.8m from the boundary to No. 9 The Walks East with windows to habitable rooms and balconies on first, second and third floors on the north elevation addressing St Mary's Street. Whilst the proposal is considered to result in some overlooking impacts on the neighbouring property, the impacts are considered to be limited given the orientation of the proposed windows and balconies and the private rear amenity space of the neighbouring property, which would be partially screened by the existing boundary treatment (high level brick wall) of No. 9 The Walks East.
- 7.55 The existing 2-storey office building has windows on the south elevation to Castle Moat Road which presently overlook the rear garden of No. 10 The Walks East. The northern boundary of the neighbouring property is also relatively open with a low level fence and is therefore open to overlooking impacts from pedestrians along the public highway of Castle Moat Road. However, the taller height together with the introduction of balconies is likely to increase perceived overlooking impacts whilst the taller 4 storey height may also give rise to overbearing impacts.
- 7.56 The scheme is accompanied by a daylight and sunlight assessment carried out in accordance with the numerical tests set out in the BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition 2022 and assesses the impact to immediate surrounding properties at 1-5 St Marys Street, 7, 9 and 10 The Walks East, Pathfinder House and the approved proposals for land at the Former Britch Red Cross Society, Castle Moat Road.
- 7.57 The tests indicate that the proposal would have relatively low impact on the light received by neighbouring properties and non-compliance is limited to the ground and first floor windows in Nos. 2 and 3 St Marys Street and to one ground floor bedroom window in the building to be erected on the site of the former British Red Cross building.
- 7.58 No. 2 St Marys Street - The findings of the tests show the proposals would result in a loss of skylight (Vertical Sky Component test - VSC) received by the ground floor lounge

- windows which would have a reduction of 0.77 or 23% of current levels. The bedroom bay windows would also receive a reduction of between 0.71 and 0.78 or 22% of current levels.
- 7.59 No. 3 St Marys Street - the VSC received by ground floor lounge windows would have a reduction 0.77 or 23% of current levels. Daylight distribution within the lounge would reduce by 0.7 or 30%, whereas the first-floor bedrooms would reduce by 0.75-0.78 or 22% and 25%.
- 7.60 Land at former British Red Cross Society (approved application 18/00212/FUL and 19/00299/NMA) - tests show the bedroom window (No 202) suffers a reduction in VSC of 0.78 or 22% and reduction in daylight distribution of 0.77 or 23%.
- 7.61 Overall, the tests show the proposals would result in a reduction in skylight (VSC) beyond the accepted 27% and 0.8 times its former value and Daylight Distribution beyond the accepted 0.8 times its former value as set out in the BRE guide (para 2.2.21 2011 version). Whilst the reduction in VSC is relatively minor for effected windows, the reduction in daylight distribution - particularly to the ground and first floor rooms in No. 2 St Marys Street would be significant. This reduction in daylight distribution would be noticeable by current occupants and would lead to perceived overbearing impacts.
- 7.62 The proposed massing is therefore shown to result in overbearing impacts and loss of daylight and sunlight to the ground and first floor rooms of Nos. 2 and 3 St Marys Street.
- 7.63 The proposed development by virtue of its scale and mass would result in overbearing impacts and loss of daylight and sunlight to the ground and first floor rooms of Nos. 2 and 3 St Marys Street. The proposal is therefore considered contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, paragraph 130 (f) of the NPPF 2021 which seeks a high standard of amenity for existing and future place users and the guidance within part 3.7 Building Form of the Huntingdonshire Design Guide Supplementary Planning Document (2017).

Amenity for future occupiers

- 7.64 The supporting text for Policy LP14 states: Development management decisions will consider noise impacts in an integrated manner alongside other potential impacts of the proposed development and will have regard to the Noise Policy Statement for England where appropriate. Required mitigation may include considerations such as the siting of buildings, landscaping and building design. Minimisation of disturbance through obtrusive light, poor air quality, odour and dust emissions are also important in providing a reasonable quality of life for occupiers and to safeguard biodiversity and the quality of the environment.

Air Quality

- 7.65 The site is located within the Huntingdon Air Quality Management Area and as such an Air Quality Impact Assessment has been submitted. Given the sites location at a prominent highway junction in close proximity to a set of traffic lights resulting in regular stationary vehicles, the number of proposed units (and sensitive windows facing the source), and taking into consideration the 2019 (pre-Covid) levels were within 10% of the Objective, Environmental Health officers have advised that the application is not supported by sufficient information to demonstrate that the future residents will not be subjected to unacceptable levels of pollution from living in the proposed development.

Noise

- 7.66 The application has also been accompanied by a Noise Impact Assessment. The submitted assessment concludes that the proposed glazing and insulation scheme would ensure the internal sound levels meet the recommended levels within BS8233 and the World Health Organisation.
- 7.67 However, given the number of street-level properties in close proximity to the public highway, the proposed development would exceed the Significant Observed Adverse Effect Level, resulting in disruption to residents who have to keep windows closed most of the time because of noise - a potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty getting back to sleep. Where developers rely on closed windows to achieve suitable internal noise levels, alternative ventilation may be considered as a last resort. However, insufficient information has been provided on the proposed scheme (referencing the Titon Sonair F+ Mechanical Input Ventilator) to demonstrate that it can achieve air changes comparable to a partially open window.
- 7.68 Insufficient information has been submitted to demonstrate that the residents/occupants of the proposed development would be safeguarded against unacceptable levels of air and noise pollution. The proposal is therefore contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

External Amenity

- 7.69 With regards to amenity space for the occupants/residents of the proposed development, each unit is to be served by a small private balcony which measures 0.7m deep on the Castle Moat Road

frontage and 1m deep on the St Marys Street frontage. Units at ground floor have access to individual threshold spaces of the same dimensions which are enclosed by bronze perforated panels. An approximately 160sqm roof terrace is proposed at 3rd floor level on the northeast corner.

- 7.70 The proposed individual balconies would not be of an adequate depth to ensure these private external amenity spaces are usable and of an acceptable size for future occupants. The proposal is therefore contrary to the HDC Design Guide SPD (page 171) which requires that where possible balconies should be a minimum of 1.5m deep in order to accommodate a table and chairs.

Parking Provision and Highway Safety

- 7.71 Policy LP16 (Sustainable Travel) aims to promote sustainable travel modes and supports development where it provides safe physical access from the public highway.
- 7.72 Policy LP17 states 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.
- 7.73 The proposal involves the re-use of an existing hard surfaced area on the corner of Castle Moat Road and Mill Common for the provision of off-street car parking. The proposed area would be accessed via an existing access point off Mill Common - an unclassified road subject to a 30mph speed limit, and would provide 22 dedicated off-street car parking spaces for the proposed development. The submitted Highways statement also indicates that additional temporary parking provision is available to the rear of the proposed development which will be shared with delivery vehicles.

Car Parking

- 7.74 The proposal is within Huntingdon Town Centre and therefore within a sustainable location that provides various services and facilities of a day-to-day nature,. There is also excellent public transport links The proposal includes 22 dedicated off-street car parking spaces and additional temporary parking provision if required. Given the sustainable location of the site, officers consider the proposal complies with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036 in regard to car parking.

Cycle Parking

- 7.75 One cycle storage space is required per bedroom, per property. The submitted Highways Statement indicates that a dedicated facility proposed for cycling would be provided to the rear of the site - however, sufficient details have not been provided as part of this application. A condition would be imposed on any planning permission granted to ensure that specific details are agreed with the Local Planning Authority prior to first occupation of the proposal. Subject to the inclusion of the above condition, Officers consider the proposal complies with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036 in regard to cycle parking.

Highway Safety

- 7.76 Cambridgeshire County Council's Highway Authority have raised no objections to the proposed development in principle noting that the proposal would result in less movements than the existing use of the site and would utilise an existing area of off-street car parking with suitable crossing points to access the proposed development.
- 7.77 Amended plans have been received during the course of the application providing additional information in relation to the access point to the rear of the property, servicing tracking and pedestrian and vehicular visibility splays. Cambridgeshire County Council Highways Authority have reviewed the amended documentation and raised no objections. Conditions would be imposed on any planning permission granted to ensure development is carried out in accordance with the amended/additional information.
- 7.78 Officers therefore consider the proposal would not have an adverse impact upon highway safety in accordance with policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036.

Flood Risk and Drainage

- 7.79 The application site lies within Flood Zone 1 which means that it has a low probability of fluvial flooding. The proposal involves the erection of 30 residential apartments - which is classified as 'More Vulnerable' development. This type of development is considered to be acceptable in Flood Zone 1 and accordingly Exception or Sequential Tests are not required.
- 7.80 Paragraph 163 of the National Planning Policy Framework requires planning applications to be supported by a site-specific flood risk assessment which should include a surface water strategy and must demonstrate that the proposed development incorporates sustainable drainage systems (SuDS), unless there is clear evidence that this would be inappropriate. Furthermore,

- 7.81 Policy LP5 of the adopted Local Plan states that a proposal will only be supported where all forms of flood risk have been addressed.
- 7.82 The application has not been accompanied by a Flood Risk Assessment/Surface Water Strategy and therefore, the Local Planning Authority and the Cambridgeshire County Council's Lead Local Flood Authority have insufficient evidence to assess the proposal in terms of flood risk.
- 7.83 The applicant argues that a Flood Risk Assessment is not required as the site in question is not identified as being at risk from either sea, river or surface water flooding by either the Env Agency or LPA's own SFRA. However, the LLFA have re-iterated that they require a drainage strategy is submitted irrespective of the flood risk to the site, as any alterations to the impermeable area within the site will have an impact on the surface water flood risk within the site and to the surrounding areas.
- 7.84 Insufficient information has been submitted to assess the proposal in terms of flood risk. The application has not been accompanied by a Flood Risk Assessment/Surface Water Strategy. The proposal is therefore contrary to Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework (2021).

Biodiversity

- 7.85 Paragraph 174 of the NPPF (2021) states Planning policies and decisions should contribute to and enhance the natural and local environment Policy LP30 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible.
- 7.86 Given the location of the site in a well-lit and built-up area of Huntingdon Town Centre, it is considered that the site is low in ecological value. The proposal involves the replacement of an existing building on roughly the same footprint with associated development taking place on existing areas of hard surfacing and would ensure no net loss in biodiversity as required by Local and National Planning Policies.
- 7.87 Whilst the proposals at this stage do not indicate any measures for biodiversity enhancement there is considered to be scope for biodiversity net gain to be achieved and this would be secured with the implementation of a planning condition on any planning permission granted. Furthermore, conditions would be imposed on any planning permission granted to secure specific details of hard and soft landscaping proposals. In this instance, it is considered

that the provision of common enhancement measures such as bat and bird boxes would likely result in a biodiversity net gain.

- 7.88 Subject to the imposition of a biodiversity enhancements condition, it is considered that the development would have no detrimental long-term impacts on protected species and is capable of achieving a net gain in biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

Trees

- 7.89 Policy LP31 of the Huntingdonshire Local Plan to 2036 sets out that A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. The National Planning Policy Framework states that trees make an important contribution to the character and quality of urban environments and can help mitigate and adapt to climate change and decisions should ensure that existing trees are retained wherever possible.
- 7.90 A condition would be imposed on any planning permission granted to secure and agree a Tree Protection Plan to ensure the protection of existing trees east of the proposed building on the boundary to Cromwell Court, St Mary's Street.
- 7.91 With regards to proposed hard and soft landscaping, the redevelopment of the site provides the opportunity to improve the interface to Castle Moat Road by introducing defensible threshold planting in front of this elevation together with a low hedge to improve privacy to ground floor rooms, clearly define the public and private areas of the site and reflect the approved boundary treatment facing Castle Moat Road in front of the British Red Cross site. Notwithstanding the submitted plans it is considered that there is also an opportunity to introduce hedge planting around the northern and eastern edges of the car park as well as additional areas of soft landscaping between groups of spaces.
- 7.92 Accordingly, subject to the imposition of conditions the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

Accessible and Adaptable Dwellings

- 7.93 Policy LP25 of the Local Plan states that proposals for new housing will be supported where they meet the optional Building Regulation requirement M4(2) 'accessible and adaptable homes' unless it can be demonstrated that site specific factors make this impractical or unviable. While confirmation of compliance from the Applicant/Agent has not been sought given the concerns raised with regards to aspects of the application, a condition could be

attached to any approval decision to ensure compliance with the above.

Water Efficiency

- 7.94 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

Developer Contributions

Bins

- 7.95 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development.
- 7.96 The applicant has confirmed that the proposed development would use a private contractor for bin collection. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

Community Infrastructure Levy (CIL)

- 7.97 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education

Conclusion

- 7.98 For the reasons outlined in the report, officers have afforded limited weight to the material consideration of the scheme benefiting from a permitted development fallback position. The application therefore fails to demonstrate that the principle of development is acceptable as the proposal fails to include the provision of affordable housing as required by Policies LP24 and LP26 part c).
- 7.99 The proposed scale, bulk and design of the building would result in harm to the character and appearance of the streetscenes of St Mary's Street and Castle Moat Road, and result in less than substantial harm to the significance of nearby heritage assets and the Huntingdon Conservation Area. Officers do not consider the proposal would result in public benefits that would justify or outweigh the harm the proposed development would cause on the heritage asset.

- 7.100 The application also fails to provide sufficient information regarding flood risk and fails to provide sufficient information to demonstrate that the residents/occupants of the proposed development would be safeguarded against unacceptable levels of air and noise pollution.
- 7.101 As the proposal fails to respect surrounding heritage assets, provides poor future residential amenity standards for residents, and would result in significant adverse impact on residential amenity of neighbouring properties, it is considered that the proposal would constitute an unacceptable overdevelopment of the site.
- 7.102 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 planning permission be refused.

8. RECOMMENDATION - REFUSAL for the following reasons:

1. The application fails to demonstrate that the principle of development is acceptable. Whilst the proposal would provide specialist housing in a sustainable location, it fails to include any affordable housing provision, for which there is a significant need. The proposal is therefore contrary to policies LP24 and LP26 part c) of the adopted Huntingdonshire Local Plan to 2036.
2. By virtue of the scale, bulk and design of the proposed building, the proposal would result in harm to the character and appearance of the street scenes of St Mary's Street and Castle Moat Road and the surrounding area. Furthermore, the proposal would result in less than substantial harm to the significance of nearby heritage assets and the Huntingdon Conservation Area. Given the proposal does not include any clear or convincing justification for the harm nor any public benefit sufficient to outweigh the harm, the proposal is considered to be contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies NE3, BE1, BE2 and BE3 of the Huntingdon Neighbourhood Plan, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.
3. The proposed development by virtue of its scale and mass would result in overbearing impacts and loss of daylight and sunlight to the ground and first floor rooms of Nos. 2 and 3 St Marys Street. The proposal is therefore considered contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, paragraph 130 (f) of the NPPF 2021 which seeks a high standard of amenity for existing and future place users and the guidance within part 3.7 Building Form of the Huntingdonshire Design Guide Supplementary Planning Document (2017).

4. Insufficient information has been submitted to demonstrate that the residents/occupants of the proposed development would be safeguarded against unacceptable levels of air and noise pollution. The proposal is therefore contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.
5. The proposed individual balconies would not be of an adequate depth to ensure these private external amenity spaces are usable and of an acceptable size for future occupants. The proposal is therefore contrary to the HDC Design Guide SPD (page 171) which requires that where possible balconies should be a minimum of 1.5m deep in order to accommodate a table and chairs.
6. Insufficient information has been submitted to assess the proposal in terms of flood risk. The application has not been accompanied by a Flood Risk Assessment/Surface Water Strategy. The proposal is therefore contrary to Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework (2021).
7. As the proposal fails to respect surrounding heritage assets, provides poor future residential amenity standards for residents, and would result in significant adverse impact on residential amenity of neighbouring properties, it is considered that the proposal constitutes an overdevelopment of the site contrary to policies LP12, LP14 and LP34 of Huntingdonshire Local Plan to 2036.

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

CONTACT OFFICER:

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

HUNTINGDON TOWN COUNCIL**PLANNING COMMENTS : 14th October 2022**

22/01580/FUL

Mr Tom Shadbolt, Walnut Tree Holdings Ltd & Gainsford Properties Ltd JV, 6 Tilehouse Street, Hitchin, SG5 2DW

Demolition of existing building and erection of new four-storey building comprising 30 No. retirement flats with associated communal facilities and external landscaping, together with re-use of existing vehicular parking facilities on adjacent site.
Centenary House St Marys Street Huntingdon PE29 3PE

Recommend APPROVE. While the proposed development is significantly larger than the existing building, it is in keeping with the nearby Pathfinder House and Cromwell Court properties. Members support the provision of additional residences in this area. It is positive to see the inclusion of electric vehicle charging points in the development.

Development Management Committee



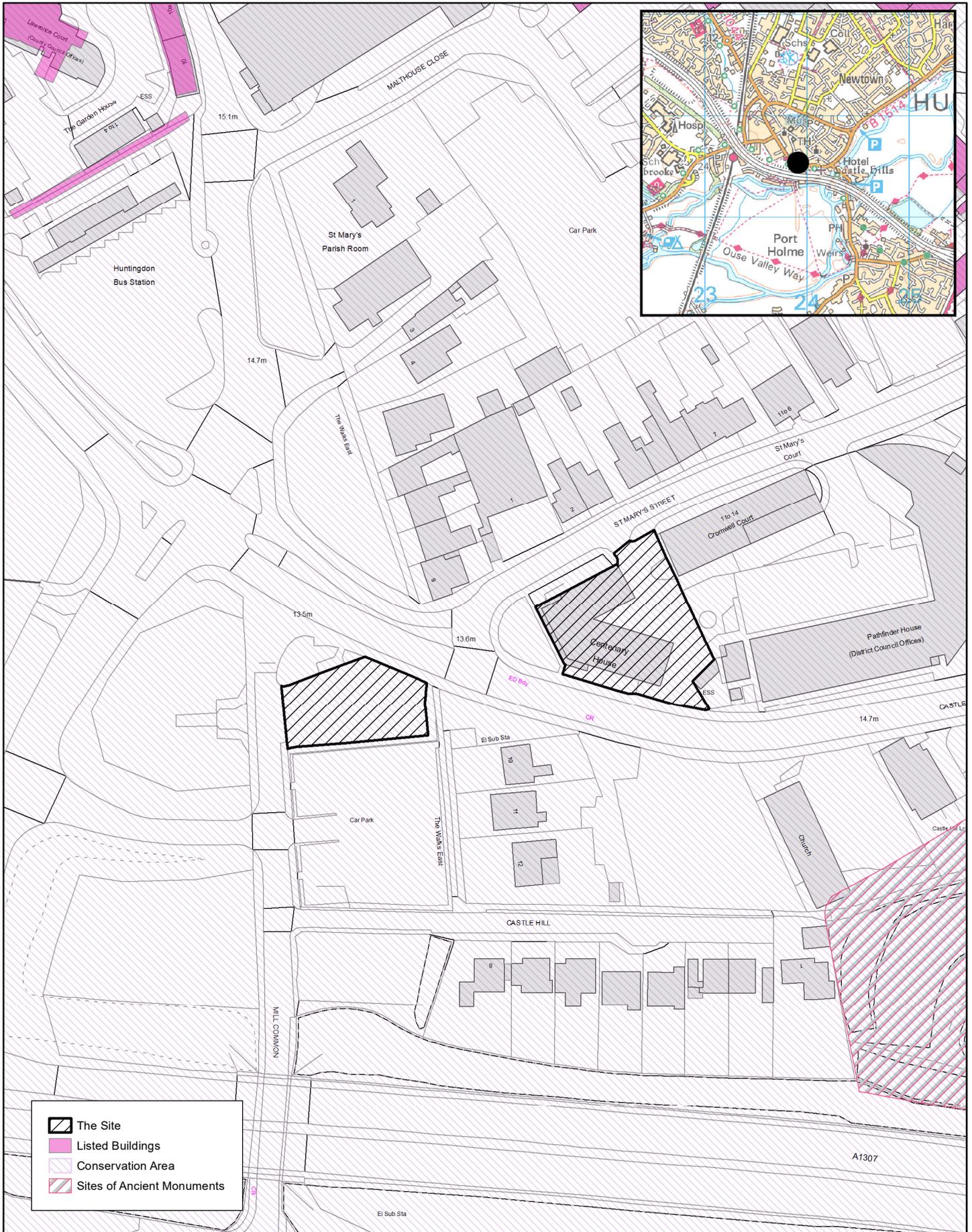
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Application Ref:22/01580/FUL

Date Created: 05/06/2023

Location: Huntingdon

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Ordnance Survey HDC 100022322





The Walks East

St. Mary's Street

Castle Moat Road

The Walks East

El Sub Sta

Car Park

Private Car Park serving
Centenary House

Centenary House

1
camps lock

2

1 to 14
Cromwell Court

ESS

Pathfinder House
(District Council Offices)

9

Scale (m)

0 5 10

11
50

HEADLEY STOKES ASSOCIATES
Architects, Engineers, Planners and Surveyors
100, High Street, Huddersfield, West Yorkshire, HD1 1TA
Tel: 01484 474444 Fax: 01484 474445

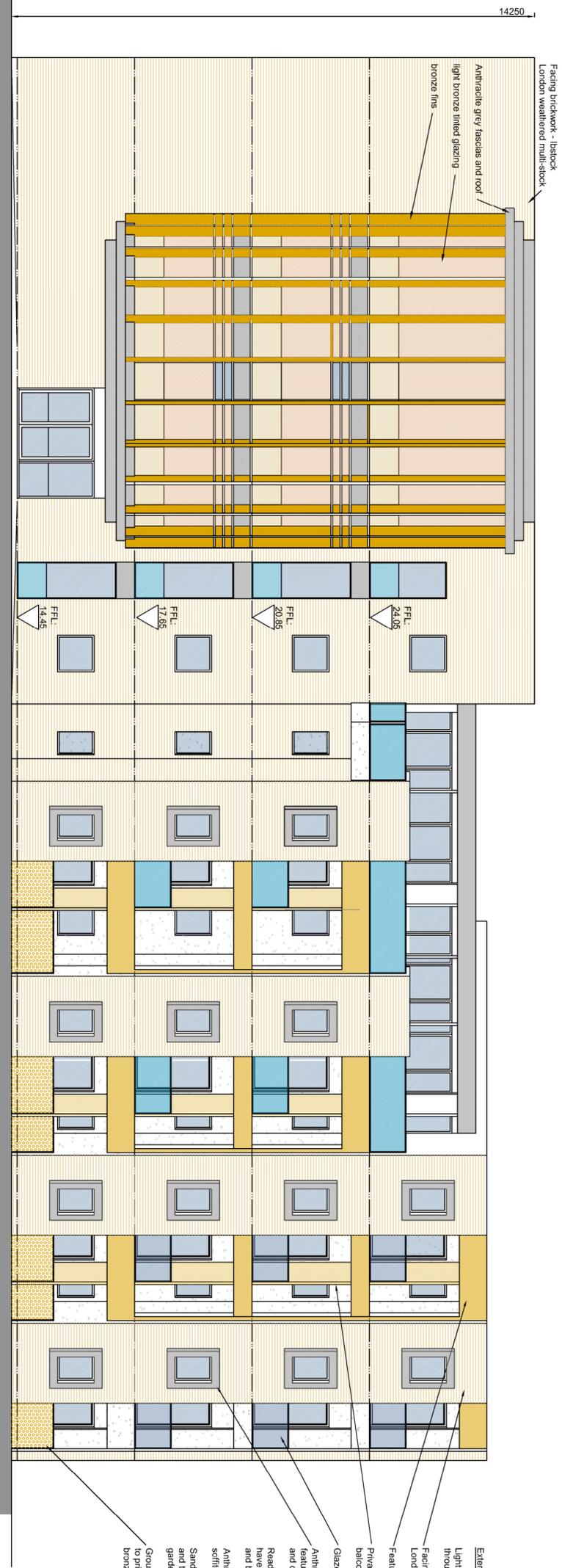
**NEW DEVELOPMENT AT CENTENARY HOUSE,
ST. MARY'S STREET, HUNTINGDON**

BLOCK PLAN PROPOSED

Date: May '22 Size: A4 Scale: 1:1500
1800 / 3 / 04A

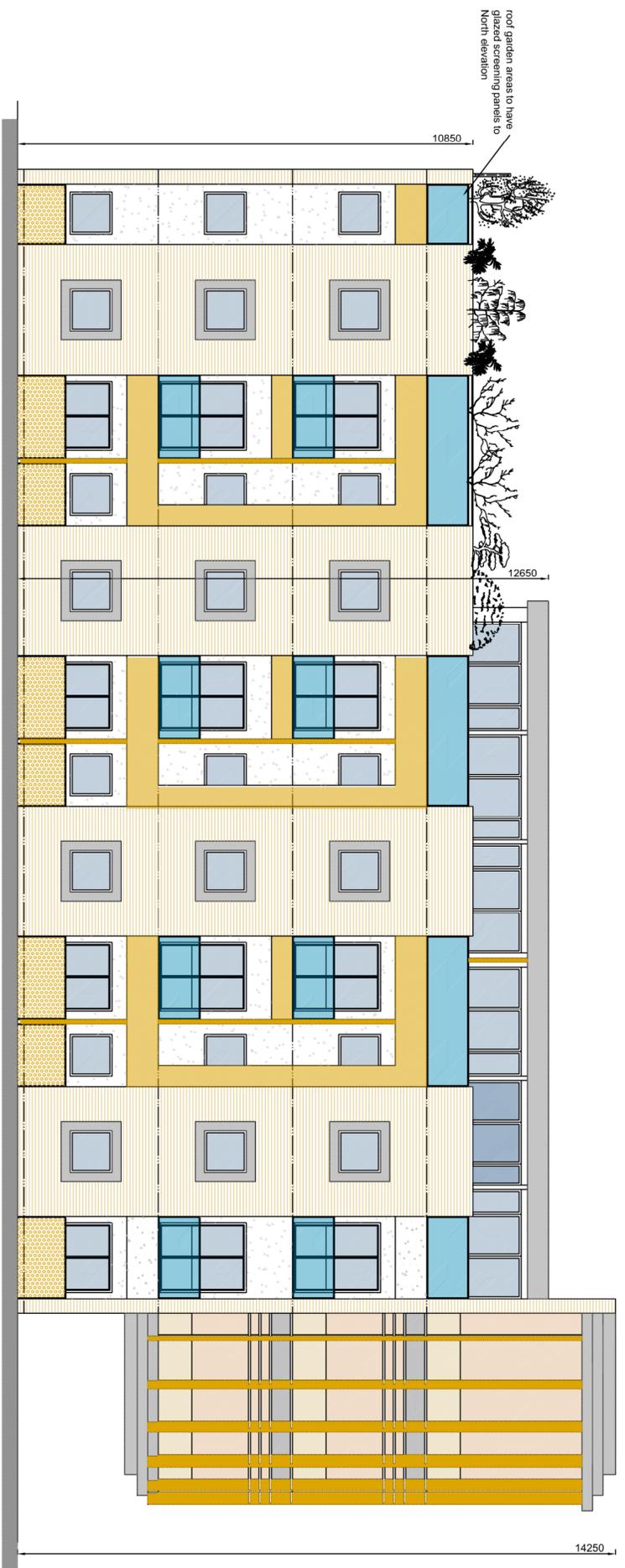


HEADLEY STOKES ASSOCIATES
 Ferrer House, Chartered Architects and Project Managers
 70 High Street, Huntingdon, Cambs, PE29 3JL
 Telephone (01480) 456507
NEW DEVELOPMENT AT CENTENARY HOUSE
ST. MARY'S STREET, HUNTINGDON
THIRD FLOOR PLAN
 Date: May '22 Size: A2 Scale: 1:100
 1800 / 3 / 11A



FRONT (WEST) ELEVATION

- External Materials:
- Light grey render generally throughout
 - Facing brickwork - Ipsstock London weathered multi-stock
 - Feature bronze cladding
 - Privacy screening between balconies to be bronze panels
 - Glazed balcony screens
 - Anthracite grey frames and feature frames to all windows and doors throughout
 - Reading Room central feature to have light bronze tinted glazing and bronze fins
 - Anthracite grey fascias and soffits to roofs
 - Sandstone coloured pavilings and timber decking to roof garden areas
 - Ground level screening panels to private balcony areas to be bronze perforated panels



NORTH ELEVATION TO ST. MARY'S STREET

roof garden areas to have glazed screening panels to North elevation



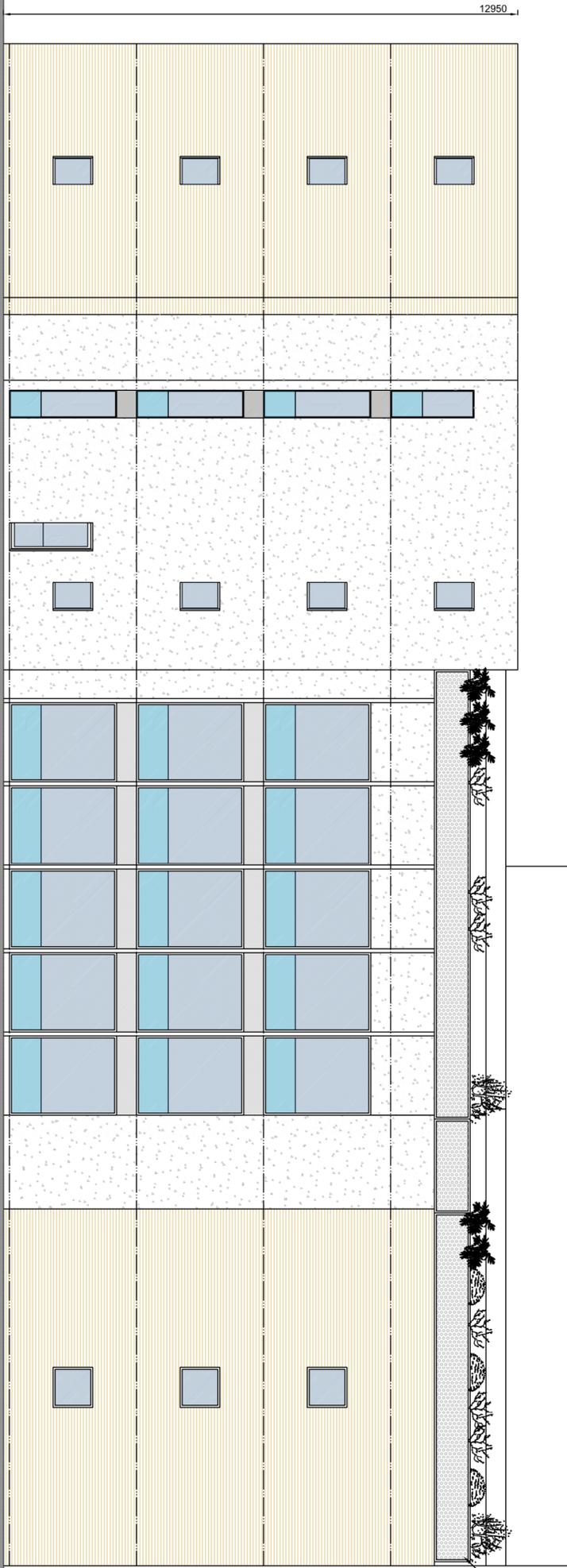
HEADLEY STOKES ASSOCIATES
 Chartered Architects and Project Managers
 Ferrer House, 70 High Street, Huntingdon, Cambs, PE29 3PL
 Telephone (01480) 456507

NEW DEVELOPMENT AT CENTENARY HOUSE
 ST. MARY'S STREET, HUNTINGDON

ELEVATIONS - 1
 Date: May '22 Size: A2 Scale: 1:100
 1800 / 3 / 12col



REAR (EAST) ELEVATION



roof garden areas to have Anthracite grey perforated panels to East and South elevations to 2m above FL

10850

12950

SOUTH ELEVATION TO CASTLE MOAT ROAD



12950

14250

HEADLEY STOKES ASSOCIATES
Farrer House, Chartered Architects and Project Managers
70 High Street, Huntingdon, Cambs, PE29 3BL
Telephone (01480) 436507
NEW DEVELOPMENT AT CENTENARY HOUSE
ST. MARY'S STREET, HUNTINGDON
ELEVATIONS - 2
Date: May '22 Size: A2 Scale: 1:100
1800 / 3 / 13col