

**APPLICATIONS REQUIRING REFERENCE TO
DEVELOPMENT CONTROL PANEL
(Reports by Development Control Manager)**

Case No: 0802266FUL (FULL PLANNING APPLICATION)
Proposal: ERECTION OF TIMBER FRAMED SHELTER
Location: DUNCOMBE ARMS, ELTISLEY ROAD, WARESLEY
Applicant: GREENE KING PUB PARTNERS
Grid Ref: 524998 254572
Date of Registration: 12.08.2008
Parish: WARESLEY

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This is a Grade II Listed, two-storey rendered public house with plain tiled roof, within the Waresley Conservation Area. The building is in a prominent location situated at a junction opposite St James's Church a Grade II* Listed Building, there is parking to the front (south-west), and there is a garden area to the side (north-west).
- 1.2 It is proposed to erect a free-standing timber-framed smoking shelter (with glass panels on two sides), of 2m by 3m (footprint) and 3m high to the ridge, to the north-west of the building behind the existing fence. Additional planting is also proposed behind the existing fence.

2. NATIONAL GUIDANCE

- 2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPG15: "Planning and the Historic Environment" (1994)** sets out Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role played by the planning system in their protection.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website:

<http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008)

Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents

- **ENV7:** "Quality in the Built Environment" - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

3.2 Cambridgeshire and Peterborough Structure Plan (2003)

Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- None relevant.

3.3 Huntingdonshire Local Plan (1995)

Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **En2:** "Character and setting of Listed Buildings" - indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building.
- **En5:** "Conservation Area Character" - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.
- **En6:** "Design standards in Conservation Areas" - in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **En9:** "Conservation Areas" - development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.
- **En20:** "Landscaping Scheme". - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.

- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

3.4 **Huntingdonshire Local Plan Alterations (2002)**

Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- None relevant

3.5 **Huntingdonshire Interim Planning Policy Statement 2007**

Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **B1:** "Design Quality" - developments should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
- **B4:** "Amenity" - developments should not have an unacceptable impact upon amenity of existing or future occupiers.
- **B7:** "Listed Buildings" - lists the criteria against which development proposal affecting the fabric or setting of a listed building should be assessed.
- **B8:** "Conservation Areas" - states the criteria against which developments within or affecting a Conservation Area should be assessed.

3.6 **Huntingdonshire Local Development Framework Submission Core Strategy 2008**

Policies from the Huntingdonshire Local Development Framework Submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- **CS1:** "Sustainable development in Huntingdonshire" – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development e.g., by making best use of land, buildings and existing infrastructure.

3.7 **SPD – Huntingdonshire Design Guide 2007.**

4. PLANNING HISTORY

- 4.1 A previous application was withdrawn reference 0801370FUL due to inappropriate siting at the rear of the public house.

5. CONSULTATIONS

- 5.1 **Waresley Parish Council – recommend REFUSAL (copy attached).**

6. REPRESENTATIONS

- 6.1 There have been no third party representations received regarding this proposal.

7. SUMMARY OF ISSUES

- 7.1 The main issues to consider in this instance are the siting; suitability of the design, scale and proportions of the proposal in relation to the existing listed building; and impact of the proposal on the character and appearance of the conservation area.

Siting

- 7.2 The following comments explain the justification for the choice of siting for the proposed shelter.

- 7.3 A previous application for a smoking shelter was withdrawn reference 0801370FUL due to inappropriate siting at the rear of the public house. It is considered that the rear of the Duncombe Arms is not very attractive, there have been a number of modern extensions on the rear elevation which are not in keeping with the style of the property, and to erect a smoking shelter in this location would exacerbate the situation and would be detrimental to the character and interest of the listed building.

- 7.4 The proposed use dictates the way smoking shelters are used and their location, and this usually means they are positioned within close proximity to external doors to allow quick access particularly in colder weather.

Design, scale, proportions and use of materials

- 7.5 This is a modest proposal that has good proportions with the roof pitch and roof alignment consistent with the main roof of the listed building. The use of the materials is appropriate to the setting of the listed building and the character and appearance of the conservation, and in this regard the proposal is consistent with policies ENV7, En6, En25 and B1.

- 7.6 Heating and lighting packs to be used within the shelter should be designed to be an integral part of the structure rather than introduced in an ad hoc way, and can be conditioned to protect the setting of the listed building and character and appearance of the conservation area.

Impact on the Listed Building

- 7.7 The proposed shelter will not be attached to the listed building, and therefore listed building consent is not required. However the design has had careful consideration as the development affects the setting of the listed building.
- 7.8 The shelter is modest in size and with a simple plain pitch roof is deemed to be sympathetic to the listed building, with the ridge running in alignment with the ridge of the main roof of the public house, and therefore it is considered that the proposal will not be harmful to the setting of the listed building and is consistent with policies En2 and B7.

Impact on the character and appearance of the Conservation Area

- 7.9 As the siting and design are considered to be appropriate in this instance, and with additional planting to enhance the existing planting in front of the proposed shelter, it is considered that the proposal will not be harmful to the character and appearance of the conservation area and is consistent with Policies En5 and B8.

Conclusion

- 7.10 The development is acceptable and is consistent with the provisions of the Development Plan. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that planning permission should be approved in this instance.

- 8. RECOMMENDATION – APPROVE**, subject to conditions to include the following:

02003	Time limit (3yrs)
Nonstand	Joinery details to include sections
Nonstand	Material samples
Nonstand	Details of lighting and heating packs
Nonstand	Landscaping

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.

Background Papers:

Planning Application File Reference: 0802266FUL; 0801370FUL
East of England Plan – Revision to the Regional Spatial Strategy May 2008
Cambridgeshire and Peterborough Structure Plan, 2003
Huntingdonshire Local Plan, 1995
Huntingdonshire Local Plan Alteration, 2002

Huntingdonshire Interim Planning Policy Statement 2007
Huntingdonshire Local Development Framework Submission Core Strategy
2008

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