



Planning Committee Date	8 th May 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/00607/FUL
Site	88 And 92 Station Road, Histon
Ward / Parish	Histon and Impington
Proposal	Retention of the raising of chimney A to the required 1.8m height above the new ridge.
Applicant	Jill Hawker
Presenting Officer	Rachel Brightwell
Reason Reported to Committee	Application submitted by a member or officer of the Council
Member Site Visit Date	N/A
Key Issues	1. Impact on Heritage Assets
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission to raise the height of the chimney to the required 1.8m height above the new ridge. This is a joint application for two dwellings, the chimney serves both dwellings. The works on site have commenced, therefore this application is for the retention of the works to the chimney. The two dwellings form part of a terrace of cottages which are Grade II Listed and fall within the Histon Conservation Area.
- 1.2 The proposed scale and massing of the raised chimney is not considered to appear out of character with properties and the terrace that they sit within. The proposed materials are to match the existing brickwork and mortar, a condition has been recommended to ensure that these are like for like with the existing.
- 1.3 The Conservation Officer has reviewed the proposal and has not raised any objections. It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the listed buildings, subject to the addition of the recommended materials condition.
- 1.4 It is considered that the proposal by virtue of its scale, massing and siting would not result in a significant amenity impact to surrounding neighbours.
- 1.5 Officers recommend that the Planning Committee approve the planning application subject to conditions.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building	X	Flood Zone 1,2 and 3	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site is No.88 and No.92 Station Road in Histon. 88 and 92 Station Road is part of a row of four cottages of early 19th century origin, the terrace is listed at Grade II and located on the edge of the Histon

Conservation Area. The cottages are timber framed and rendered and stand at one storey with accommodated attics under a long straw thatched roof.

- 2.2 The properties are located at the end of a terrace of four cottages, the properties have front gardens which front onto Station Road to the west. To the south and west of the application site is Vision Park, a business and industrial estate.

3.0 The Proposal

- 3.1 Retention of the raising of chimney A to the required 1.8m height above the new ridge.
- 3.2 No 88 and 92 Station Road sit within a terrace of four Grade II listed cottages. The chimney stack is situated on the roof slope between No 88 and 92 and serves both properties. The properties are in the process of being re-thatched, insurance regulations require that chimneys are set above the re-thatched ridge height by 1.8m. The proposal seeks to increase the height of the chimney stack which was 0.9m up to 1.8m. The proposed materials are to match the existing brick.
- 3.3 The works on site have commenced, therefore this application is for the retention of the works to the chimney.

4.0 Relevant Site History

No.88 Station Road

Reference	Description	Outcome
24/00608/LBC	Retention of the raising of chimney A to the required 1.8m height above the new ridge.	Pending
23/04724/LBC	Raise the height of the chimney.	Withdrawn
23/04727/HFUL	Raise the height of the chimney.	Withdrawn
S/0549/06/LB	Alterations - Installation of Flexible Flue Liner in Sitting Room Chimney Replace Chimney Pot and Install Spark Arrestor	Permitted
S/1496/99/LB	Internal and External Alterations Including Replacement Partition Walls in Kitchen/Bathroom and Bedroom 2 and Opening of Cupboard in Bedroom 1. New Door and Windows on Rear Elevation. Replacement Front Fence	Permitted

S/1669/86/LB	Part demolition and alterations	Permitted
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No.92 Station Road

Reference	Description	Outcome
S/2493/03/LB	Replacement of Kitchen and Bathroom Windows on Rear Elevation (Retrospective)	Permitted

5.0 Policy

5.1 National

National Planning Policy Framework 2023
National Planning Practice Guidance
National Design Guide 2021

Planning and Compulsory Purchase Act 2004
Circular 11/95 (Conditions, Annex A)

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/7 – Development Frameworks
S/8 – Rural Centres
HQ/1 – Design Principles
NH/14 – Heritage Assets

5.3 Neighbourhood Plan

Histon and Impington Neighbourhood Plan (made 20 May 2021)

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Histon and Impington Village Design Guide SPD

5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning

decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009
District Design Guide SPD – Adopted March 2010
Listed Buildings SPD – Adopted 2009

6.0 Consultations

6.1 Parish Council – No Objection

6.2 Recommend approval.

6.3 Conservation Officer – No Objection

6.4 No objection, subject to the addition of the recommended condition requiring all new brickwork to be the same as the existing in every aspect, bricks are salvaged and reused where capable and all pointing to be lime-based with a flush joint.

7.0 Third Party Representations

7.1 No representations have been received.

7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Planning Background

8.2 Applications (23/04724/LBC and 23/04727/HFUL) at No.88 were withdrawn as a joint application with No.92 is required due to the chimney serving and extending across both properties. This full application has been submitted alongside a Listed Building Consent application (24/00608/LBC).

8.3 Principle of Development

8.4 The application site is located within the development framework of Histon and Impington. Policy S/7 supports development that is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan. The proposal is considered to be of appropriate scale and in keeping with the surrounding character. This has been discussed in further detail in this report.

8.5 The principle of the development is therefore acceptable and in accordance with policy S/7.

8.6 **Design, Layout, Scale and Landscaping**

- 8.7 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 8.8 Policy HIM01 of the Histon and Impington Neighbourhood Plan requires that where existing buildings hold historic interest, proposed extensions must not dominate the original building and context.
- 8.9 The roof of both properties has been rethatched, the rethatching of the top layer of thatch does not require planning permission. The rethatching of the roof has raised the height of the ridge by approximately 150mm.
- 8.10 The height of the existing chimney is approximately 0.9m. The height of the proposed chimney is 1.2m with a 0.6m pot, resulting in a 1.8m chimney stack. The width and depth of the chimney will not be altered. Within the terrace the chimneys vary in height, therefore the proposed increase in height is not considered to appear out of character within the street scene. It is acknowledged that there is a requirement in insurance policy requiring chimney heights to be above 1.8m in height on thatched roofs, it therefore considered to be an acceptable increase in height.
- 8.11 The proposed materials are to match the existing brickwork and mortar. The proposal will therefore retain a similar appearance to the existing chimney. A condition will be added to ensure that the brickwork and mortar match the existing.
- 8.12 Due to the modest height and materials to match existing, the proposal is not considered to appear out of character within the character of the dwellings or within the surrounding area.
- 8.13 The proposal is compliant with Local Plan policy HQ/1 and Neighbourhood Plan policy HIM01 (subject to conditions).

8.14 **Heritage Asset**

- 8.15 The application falls within the Histon Conservation Area. The application site is a Grade II listed building. 88 and 92 Station Road are part of a row of four cottages of early 19th century origin. The cottages are timber framed and rendered and stand at one storey with accommodated attics under a long straw thatched roof.
- 8.16 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall

be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 8.17 Para. 205 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. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.18 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.
- 8.19 The Conservation Officer advised that when considering works to a terrace there may be concerns that such works could cause some unbalance to the rhythm of the cottages; however, in this instance, the existing pots are already of different heights and the four ridge stacks are not identical. No changes are proposed to the doors and windows, and this will ensure that the rhythm is retained. This type of alteration is accepted as being necessary to fulfil insurance companies' specifications for thatched buildings. Overall, the scale of the increase in height of the chimney is not considered to cause harm to the character of the terrace of cottages and will therefore not cause harm to its appearance within the surrounding Conservation Area.
- 8.20 The Conservation Officer considered that although the plans are minimal, the photographs and description of the work are considered sufficient.
- 8.21 The works are proposed to be undertaken in like for like materials alongside works to the neighbours building. The Conservation Officer has recommended for a condition to be added requiring the brickwork to match the existing in every respect including dimension, material, colour, texture and brick bond. Subject to the addition of this condition, the proposed materials will not cause harm to the character of the Conservation Area or the listed building.
- 8.22 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the listed buildings and their setting. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.
- 8.23 **Amenity**

- 8.24 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 8.25 It is considered that the proposal by virtue of its scale, massing and siting would not result in an amenity impact to surrounding neighbours.
- 8.26 No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Local Plan policy HQ/1 and the District Design Guide 2010.
- 8.27 **Planning Balance**
- 8.28 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.29 Due to the modest height and materials to match existing, the proposal is not considered to appear out of character within the character of the dwellings or within the surrounding area. It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of the listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.
- 8.30 The proposed development would not have any public benefit, although it is acknowledged that the proposal would provide private benefits to the occupiers through the ability to fulfil insurance companies' specifications for thatched buildings.
- 8.31 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

9.1 Approve subject to:

The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 2 All new brickwork shall match exactly the existing in every respect including dimension, material, colour, texture, and brick bond. Where existing bricks are capable of salvage these are to be carefully preserved and reused. All pointing shall be lime-based with a flush joint.

Reason: To avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs