



Planning Committee Date	29 th June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/00473/LBC
Site	4 West Wratting Road, Balsham
Ward / Parish	Balsham
Proposal	Demolition, Replacement and Extension of existing timber framed building.
Applicant	Mr Blant
Presenting Officer	Tom Chenery
Reason Reported to Committee	Demolition of a listed building
Member Site Visit Date	N/A
Key Issues	1. Impact on the Fabric of the Listed Building 2. Impact on the Conservation Area 3. Neighbour Impact
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks Listed Building Consent to demolition the existing timber framed outbuilding and erect an extension of similar proportions in its place.
- 1.2 The proposal is not considered to cause any undue harm to the fabric of the Grade II Listed Building and the Balsham Conservation Area.
- 1.3 The proposal is also not considered to cause undue harm to the amenity or living conditions of neighbouring properties.
- 1.4 The proposal is not considered to cause harm to any protected/priority species on the site.
- 1.5 Officers recommend that the Planning Committee Approve the proposal.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building	X	Flood Zone 1	X
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	

- 2.1 The application site is a Grade II Listed Building. The dwelling is two storeys in height with a mansard roof design and dormer windows on the north and south elevations. The site benefits from an attached outbuilding to the east of the building and a detached outbuilding to the north which borders West Wratting Road.
- 2.2 The dwelling is surrounded by residential dwellings. West Wratting Road, Balsham is characterised by a range of architectural stylings and scales of dwellings. Dwellings range between 1.5 storeys to 2 storeys in height with some dwellings having a historical appearance and some more modern. Many dwellings benefit from outbuildings and extensions.
- 2.1 The existing outbuilding that is being proposed to be demolished extends up to/close to the shared boundary with No.2 West Wratting Road, Balsham, to the east of the site.

3.0 The Proposal

- 3.1 Demolition and replacement and extension of existing timber framed outbuilding.
- 3.2 The existing outbuilding is attached to the northeast corner of the host Grade II Listed Building and as such is listed. The existing outbuilding to be demolished is considered to be in a dilapidated state.
- 3.3 It has an overall height of 4.6m with a main gable leading to a lean to, it is a L shape protrusion with an overall depth of 6.5m and 6.7m wide. The current materials of the outbuilding are, red facing brickwork and stained timber feather edge boarding, over a white timber frame.
- 3.4 The proposed extension would increase the footprint of the outbuilding by approx. 12m² but would have a similar scale and design. It is to be 6.7m wide and 8.3m deep, where a portion of the building is to protrude along the eastern flank of the building. The height of the proposal is to be 4.6m with a main gable leading to a lean to.
- 3.5 The application was previously withdrawn due to a lack of ecological information. A preliminary ecological appraisal has been submitted with this application.

4.0 Relevant Site History

Reference	Description	Outcome
S/0940/05/LB	Internal and External Alterations Reconstruction and Repair of Outbuilding to Create Annexe	Approved
S/0941/05/F	Alterations to Outbuilding an Conversion into Annexe	Approved
21/04668/HFUL	Demolition, replacement and extension of existing timber framed outbuilding.	Withdrawn
21/04669/LBC	Demolition, replacement and extension of existing timber framed outbuilding.	Withdrawn
22/00472/HFUL	Demolition, Replacement and Extension of existing timber framed building	Pending Consideration

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

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/10 – Group Villages

CC/1 – Mitigation and Adaption to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments

CC/4 – Water Efficiency

CC/6 – Construction Methods

CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

NH/4 – Biodiversity

NH/14 – Heritage Assets

H/12 – Residential Space Standards

TI/2 – Planning for Sustainable Travel

TI/3 – Parking Provision

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.4 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 Balsham Parish Council – No Response

6.2 No Response Received

6.3 Conservation Officer

6.4 No Objection subject to Recommended Conditions

6.5 Ecology Officer

6.6 No Objection subject to Recommended Conditions

6.7 Local Highways Authority

6.8 No Objection subject to conditions

7.0 Third Party Representations

7.1 1 representations have been received.

7.2 Objection on the grounds of:

- Excess noise from development
- Intensification of the use
- Contrary to Policy HQ/1
- The proposal will cause excess noise to which adjacent occupiers are sensitive to.
- Loss of privacy and enjoyment of private amenity space
- Tree Protection Issues

8.0 Member Representations

Not applicable

9.0 Local Groups / Petition

9.1 Not applicable

10.0 Assessment

10.1 Listed Building Assessment

- 10.2 The application falls with the Balsham Conservation Area and the host dwelling is a Grade II Listed Building known as 4 West Wrattling Road.
- 10.3 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.
- 10.4 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. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 10.5 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.
- 10.6 The proposal seeks to demolish the existing outbuilding which is attached to the rear of the host listed building. The existing outbuilding is in a dilapidated state.
- 10.7 The proposed extension would mimic the existing built form and would result in a form of development that would enhance the appearance of the host listed building and the wider character and appearance of the Conservation Area.
- 10.8 The Conservation Officer has been consulted on the scheme and states that the outbuilding was once part of a larger building that was previously demolished. The proposal would be rebuilt to the same height but a larger footprint and as such is considered acceptable subject to conditions relating to the re-use of materials and material choices for the exterior and roof.
- 10.9 They conclude by stating that the proposal will preserve and enhance the fabric of the listed building and the character and appearance of the Conservation Area.
- 10.10 It is considered the public benefits would be the retaining use of the Grade II listed building and its maintenance and these would outweigh any harm that the proposal would have on the Grade II Listed Building and Balsham Conservation Area and the proposal would be acceptable.

10.11 Overall, due to the setback nature of the proposal, the existing outbuilding that screens the proposal, as well as its subservient scale and design of the proposal, it is considered that the proposal is in keeping with the character and scale of the host dwelling as well as the wider character and appearance of the Conservation Area. All these considerations are in accordance with the design principles outlined within the South Cambridgeshire District Design Guide SPD (2010).

10.12 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 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.

10.13 **Amenity**

10.14 An objection has been received regarding an unacceptable level of noise and an intensification of the site as a result of the proposal.

10.15 The impacts of the proposal has been assessed within the Householder application 22/00472/HFUL which is associated with this application.

10.16 In summary, the proposal is not considered to cause any undue impacts on the amenity or living conditions of any adjacent residential properties. The proposal is considered to comply with Policy HQ/1 of the Local Plan in respect of neighbouring amenity.

10.17 **Biodiversity**

10.18 This matter is discussed within the associated Householder Planning Application 22/00472/HFUL.

10.19 **Highway Safety/Cycle and Car Parking Provision**

10.20 This matter is discussed within the associated Householder Planning Application 22/00472/HFUL.

10.21 **Trees and Landscape**

10.22 This matter is discussed within the associated Householder Planning Application 22/00472/HFUL.

10.23 **Planning Balance**

- 10.24 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).
- 10.25 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

10.26 **Recommendation**

10.27 **Approve** subject to:

11.0 Planning Conditions

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

- The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 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 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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