



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	22/00472/HFUL
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 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. The proposal is also not considered to cause any highways safety implications.
- 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.
- 2.3 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
22/00473/LBC	Demolition and replacement and extension of existing timber framed outbuilding.	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 Local Highways Authority (Comments received on LBC application 22/00473/LBC)

6.6 No Objection subject to conditions

6.7 Ecology Officer

6.8 No Objection subject to Recommended Conditions

6.9 Third Party Representations (Comments received on LBC application 22/00473/LBC)

6.10 1 representation has been received.

6.11 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

7.0 Member Representations

Not applicable

8.0 Local Groups / Petition

8.1 Not applicable

9.0 Assessment

9.1 **Principle of Development**

9.2 The application site is located within the development framework boundary of Balsham.

9.3 Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that the development does not cause harm to the character and its location and is consistent with other policies in the Local Plan; Retention of the site in its present state does not form an essential part of the local character and development would protect and enhance landscape, ecological and historical features. The development must also have the necessary infrastructure to support the development.

9.4 There is no objection to the principle of development subject to the proposals impact on the character and appearance of the area, harm to the Conservation Area and Listed Building, impact on neighbouring amenity and impact on highways. These will be considered below.

9.5 **Design, Layout and Scale**

9.6 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.

9.7 The District Design Guide SPD (2010) provides additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

9.8 The proposal seeks to demolish part of the existing Grade II Listed Building and erect an extension of similar proportions in its place. The proposed extension would be highly visible from the streetscene from the front and public views.

9.9 The existing aspect of the dwelling to be demolished is an outbuilding that is considered to be dilapidated. The original timber outbuilding has a height of some 4.6m (2.45m to the eaves) and extends some 6.7m from the side elevation of the host dwelling.

9.10 The proposed extension would have an almost identical height than the existing built form and would protrude from the side elevation of the host dwelling by 6.7m. The proposed extension would have a greater footprint (some 12m²) than the aspect to be demolished. This additional built form would not be visible to the streetscene from the front and would be located behind the host dwelling

- 9.11 As a result, the proposal would be of an almost identical scale and design to the previous outbuilding to the rear of the Listed Building which would continue the established design form and appear subservient.
- 9.12 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 host Grade II Listed Building and Conservation Area. All these considerations are in accordance with the design principles outlined within the South Cambridgeshire District Design Guide SPD (2010).
- 9.13 **Heritage Assets**
- 9.14 The application falls within the Balsham Conservation Area and the host dwelling is a Grade II Listed Building known as 4 West Wrattling Road.
- 9.15 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.
- 9.16 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 significance of a heritage asset should require clear and convincing justification.
- 9.17 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.
- 9.18 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.
- 9.19 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.

- 9.20 The proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area. Nor will it harm setting of listed building, it will preserve and enhance the fabric of the listed building. 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.
- 9.21 **Amenity**
- 9.22 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
- 9.23 The principal dwelling to be impacted by the proposal is No.2 West Wrating Road, Balsham, which is to the east of the proposal site.
- 9.24 The existing outbuilding to be demolished is located some 0.2m from the shared boundary with No.2 West Wrating Road. The proposed extension to replace the outbuilding would be on a similar footprint and as such would be located 0.2m from the shared boundary.
- 9.25 The proposed extension would be of an almost identical height and scale to the existing outbuilding and as such would not result in any undue loss of light, privacy, outlook or appear overbearing to this adjacent neighbouring property
- 9.26 An objection has been raised on the associated Listed Building Application 22/00473/LBC. Although the comment was not logged against this application, it will be considered within this application.
- 9.27 The objection relates to the proposed impacts the proposal will have, particularly the noise impacts. The objection relates to the additional impact and intensification the dwelling would have as the outbuilding would change from storage to a habitable area and the new openings associated with it. There are concerns the use would impact the adjacent property to which residents are highly sensitive to additional noise and as such would be contrary to Policy HQ/1.
- 9.28 The application site is located in a residential area and the current use, although an outbuilding is considered to be residential. Irrespective of the condition of the outbuilding the applicant would be able to change its internal use to habitable space without the requirement for planning permission. Further to this, any noise associated with the proposed use

would be expected in such a residential location. As a result, the proposal is not considered to cause any excessive noise over and above the current use and would not unduly impact upon the adjacent neighbouring occupiers.

- 9.29 A site visit has been undertaken. Overall, 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 SPD.
- 9.30 **Biodiversity**
- 9.31 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.32 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 9.33 In consultation with the Council's Ecology Officer, subject to appropriate conditions, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.
- 9.34 **Highway Safety/Cycle and Car Parking Provision**
- 9.35 Comments have been received on the associated Listed Building Consent Application (22/00473/LBC).
- 9.36 No objections are raised by the County Highways Officer subject to several recommended planning conditions.
- 9.37 The proposal does not seek to make any alterations to the existing access or the parking arrangements and as such would not result in any highways safety impacts
- 9.38 The Local Highways Authority have recommended several planning conditions on the associated Listed Building Consent to be attached to any planning permission given. Due to the scale of the development, the available parking on site as well as the nature of the development and it being an ancillary use to the main dwelling, the proposed conditions are

not considered to be necessary and have not been added to any permission given.

9.39 The proposal is compliant with Local Plan policies HQ/1 and TI/3 and highway safety impacts are acceptable. The proposal accords with NPPF paras. 110 – 111.

9.40 **Trees and Landscape**

9.41 The application does not seek to remove any trees within the application site.

9.42 An objection has been received regarding the loss of trees in an adjacent property. There are a number of small trees, hedges and shrubs within the ownership of an adjacent property which is close to/on the boundary with the application site. The trees are relatively small in scale and are not considered to contribute significantly to the Conservation Area.

9.43 Should the vegetation be damaged during the construction phase or after the construction has been completed, their replacement would be a civil matter and something that cannot be considered within this application.

9.44 **Planning Balance**

9.45 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).

9.46 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

9.47 **Recommendation**

9.48 **Approve** subject to:

10.0 **Planning Conditions**

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

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning 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 73 of the Town and Country Planning Act 1990.

- No new windows shall be constructed in the existing listed building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the fabric of the Listed Building as well as the wider character and appearance of the area in accordance with Policy HQ/1 and NH/14.

- Prior to the commencement of development, details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority.

The details shall specifically include the details of the materials to be re-used. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details have been submitted to the Local Planning Authority and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To protect the fabric of the Listed Building as well as the wider character and appearance of the area in accordance with Policy HQ/1 and NH/14.

- Prior to the installation of any timber boarding, full details including samples of the type, surface [sawn, planed, etc.] and surface finish [paint or stain] or self-colour shall be submitted to and approved in writing by the Local Planning Authority by means of the British Standard Number [obtainable from B S Framework for Colour Co-ordination for building

purposes, BS 5252: 1976]. The development shall be carried out in accordance with the approved details.

Reason: To protect the fabric of the Listed Building as well as the wider character and appearance of the area in accordance with Policy HQ/1 and NH/14.

- All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Including a Protected Species Assessment (Skilled Ecology, January 2022). as already submitted with the planning application and agreed in principle with the local planning authority.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To protect and enhance the biodiversity and protected/priority species on the site (Section 15 NPPF and Policy NH/4 of the Local Plan).

- Prior to the commencement of development above slab level, a specification and location plan for a scheme of biodiversity enhancements contained within the Preliminary Ecological Appraisal Including a Protected Species Assessment (Skilled Ecology, January 2022) shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

Reason: To protect and enhance the biodiversity and protected/priority species on the site (Section 15 NPPF and Policy NH/4 of the Local Plan).

- Prior to occupation a "lighting design strategy for biodiversity" features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained

thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To protect and enhance the biodiversity and protected/priority species on the site (Section 15 NPPF and Policy NH/4 of the Local Plan).

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