



Planning Committee Date Report to	14 September 2022 South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/00931/HFUL
Site	26 Maris Green
Ward / Parish	Great Shelford/ Shelford
Proposal	Demolition and replacement of an outbuilding in the curtilage of a grade II listed building. Resubmission of 21/02390/HFUL
Applicant	Mr T. Hacking
Presenting Officer	Karen Pell-Coggins
Reason Reported to Committee	Demolition of a listed building
Member Site Visit Date	N/A
Key Issues	Character and appearance of area Heritage assets Trees Biodiversity Neighbour amenity
Recommendation	APPROVE

1.0 Executive Summary

- 1.1 The application seeks the demolition and replacement of an outbuilding in the curtilage of a grade II listed building.
- 1.2 The Conservation Officer has no objections to the application and considers that the development would maintain the character and appearance of the listed building and its setting.
- 1.3 The Ecology Officer has no objections subject to conditions.
- 1.4 The Trees Officer has advised that the application is not supported by any tree information. Given the position of the tree in relation to the existing building, its condition which appears poor, and the presence of other trees on the site, its removal is considered satisfactory.
- 1.5 The development would be of approximately the same size and height as the existing building and is not considered to adversely affect the amenities of neighbours.
- 1.6 Officers recommend that the Planning Committee approves the application.

2.0 Site Description and Context

- 2.1 The site is located within the Great Shelford development framework. No. 26 Maris Green is a grade II listed building which is situated outside of the conservation area.
- 2.2 It is a detached, two storey, render and tile farmhouse which is set back from the road behind a parking area. There is a detached, single storey, timber and corrugated tin outbuilding to the front on the western side.
- 2.3 There are a number of trees on the road frontage.

3.0 The Proposal

- 3.1 The proposal seeks the demolition and replacement of the outbuilding in the curtilage of a grade II listed building.
- 3.2 The new outbuilding would be used as a studio and study/workshop. It would measure approximately 10.6 metres in length, 6.2 metres in width and have a height of 1.7 metres to the eaves and 4 metres to the ridge. The materials of construction would be black painted timber weatherboarding above a brick plinth for the walls and black corrugated metal for the roof. The windows and doors would be timber or metal.
- 3.3 The tree immediately adjacent to the outbuilding would be removed.
- 3.4 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

4.1

Reference	Description	Outcome
22/00932/LBC	Demolition and replacement of an outbuilding in the curtilage of a grade II listed building. Resubmission of 21/02391/LBC	Parallel application
21/02390/HFUL	Demolition and replacement of an outbuilding in the curtilage of a grade II listed building.	Withdrawn
21/02391/LBC	Demolition and replacement of an outbuilding in the curtilage of a grade II listed building.	Withdrawn

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021
Circular 11/95 (Conditions, Annex A)
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

5.2 South Cambridgeshire Local Plan 2018

S/7 Development Frameworks
S/8 Rural Centres
HQ/1 Design Principles
NH/4 Biodiversity
NH/14 Heritage Assets
TI/3 Parking Provision

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020

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:

District Design Guide SPD – Adopted March 2010
Listed Buildings SPD – Adopted 2009
Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 **Great Shelford Parish Council** – Supports the application, as amended.

Previous comments

Recommends support for this application but wish to ensure that there is an ecological survey carried out and that an attempt is made to retain the tree or if not possible, to replant with a mature native replacement.

6.2 **Conservation Officer** – Has no objections.

Comments that No. 26 Maris Green is a grade II listed 17th century farmhouse. The outbuilding in question is a single storey barn dating from the end of the 19th beginning of the 20th century.

Given the condition and lack of intrinsic heritage interest in the building, there are no objections to its demolition and replacement.

The barn itself is not of any great heritage interest however its visual appearance does affect the setting of the listed farmhouse and so any rebuilding would need to replicate the existing as much as possible.

This is a resubmission of a previous scheme for the rebuilding of the outbuilding. My previous concerns about the overly domestic looking front door and canopy have been answered in this latest design which retains the agricultural aesthetic.

Recommended conditions:- None.

6.3 **Ecology Officer** – Has no objections.

Comments that the site consists of a single outbuilding within the wider curtilage of a residential building and private garden with grasslands, introduced shrubs, standing trees, and wooded boundaries.

The report found no evidence that a protected species licence would be required prior to works starting. However, there were residual risks that can be controlled through non-licensable avoidance and mitigation strategies recommended within the report, including a sensitive lighting scheme.

Recommended conditions:-

- Works to be carried out in accordance with the submitted report.
- Lighting design strategy.
- Scheme of ecological enhancement.

6.4 **Trees Officer** – Comments that there is no arboricultural impact assessment or tree protection plan or tree method statement for the tree officer to comment on.

7.0 Third Party Representations

- 7.1 One representation has been received who has requested that the gutters to the outbuilding would not overhang the neighbouring land and wishes the building to be no larger or higher than the existing structure.

8.0 Assessment

Principle

- 8.1 Policy S/7 of the Local Plan permits development and redevelopment of unallocated land and buildings within development frameworks provided that the development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan and retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance.
- 8.2 The proposed outbuilding is single storey in scale and ancillary to the main dwelling. It would replace an existing outbuilding and is not considered to result in the loss of an essential part of village character.
- 8.3 A condition is recommended to ensure that the outbuilding is used for ancillary purposes to the main dwelling and not a separate unit of accommodation.
- 8.4 The proposal is of an appropriate to the scale, density and character of the area and complies with policy S/7 of the Local Plan.

Character and Appearance of the Area

- 8.5 Policy HQ/1 'of the Local Plan provides a comprehensive list of criteria in relation to design principles 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.
- 8.6 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.
- 8.7 The site is within the Great Shelford development framework. No. 26 Maris Green originally fronted High Green is now surrounded by the modern residential development of Maris Green and forms part of this cul-de-sac.
- 8.8 The dwelling is set back from the road with a gable facing the road, has a narrow traditional plan form, and is constructed from render and tile materials. It has an outbuilding to the front with a gable facing the road. The dwelling is an exception to the pattern of development and character of the

locality in Maris Green comprise predominantly modern dwellings which are set back from the road but with ridgelines parallel to the road, have wider plan form, and are constructed from brick and tile materials. Some of the dwellings have garages to the front.

- 8.9 The proposed outbuilding would be sited in the same position as the existing outbuilding and would be approximately the same size and height. The materials of construction would be similar to the existing. Whilst it is noted that a flue has been added and the windows and doors would be in different positions and of a different design to those in the existing outbuilding, the development is considered to respect the original dwelling and outbuilding and enhance the character and appearance of the area.
- 8.10 The proposal is of high-quality design which would make a positive contribution to its surroundings and complies with policy HQ/1 of the Local Plan.

Trees

- 8.11 Policies NH/4 and HQ/1 of the Local Plan seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.12 The application seeks the removal of a Yew tree immediately adjacent to the outbuilding. The tree is not protected by the conservation area or a Tree Preservation Order.
- 8.13 The Council's Tree Officer has advised that there is no arboricultural impact assessment or tree protection plan or tree method statement submitted with the application.
- 8.14 Given the position of the tree in relation to the existing building, its condition which appears poor, and the presence of other trees on the site, its removal is considered satisfactory. It is not considered appropriate to seek a replacement tree in this position in such close proximity to the building.
- 8.15 The proposal is not considered to result in the loss of any trees that make an important contribution to the visual amenity of the area and complies with policies NH/4 and HQ/1 of the Local Plan.

Heritage Assets

- 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.
- 8.17 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.

- 8.18 Policy NH/14 of the Local Plan 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 No. 26 Maris Green is a grade II listed building. The listing description of the building is as follows: -

TL 4562 GREAT SHELFORD HIGH GREEN

18/75 No 46 (Maris Farmhouse)

II

House, early-mid C17. Timber framed, plastered with steeply pitched roof now with cement tiles. Original red brick ridge stack with grouped shafts set diagonally. Two storeys. Three bay and lobby entry plan. Three flush frame C18 and C19 windows, including a horizontal sliding sash with small panes. C19 gabled porch to lobby entry.

- 8.20 The application is supported by a Heritage Statement. The main significance of the heritage asset is its historic fabric and architectural character and appearance together with its agricultural style outbuilding.
- 8.21 The Conservation Officer has advised that the existing barn is clad in black weatherboard with a corrugated iron roof, timber horizontal windows to the west and east elevations and a large 20th century picture window facing the garden. The road side elevation has high level windows and garage doors which are now boarded up.
- 8.22 Given the condition and lack of intrinsic heritage interest in the building there are no objections to its demolition and replacement. The barn itself is not of any great heritage interest however its visual appearance does affect the setting of the listed farmhouse and so any rebuilding would need to replicate the existing as much as possible.
- 8.23 This proposal does that in terms of its size and height and the use of black weatherboard and black corrugated iron roofing materials. The distinctive horizontal windows will be replicated and a new inset central door with would replace the existing two plank doors. To the north the garage doors would go but the high level windows would remain and the picture window replaced with French doors. The rooflights would be corrugated clear lights.

- 8.24 It is considered that the proposal would not result in a loss of important historic fabric and would maintain the character and appearance of the listed building and its setting.
- 8.25 The proposal would not give rise to any harmful impact to the significance of the heritage assets and complies with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.

Biodiversity

- 8.26 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/4 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.
- 8.27 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that (set out estimated net gain).
- 8.28 The application is supported by Preliminary Roost Assessment and Bat Emergence and Re-entry Surveys. The original report advised that the building had low potential for roosting bats. No bats were observed using the building during the surveys and therefore it is unlikely that the building is being used as a bat roost. The Ecology Officer has no objections to the proposal and recommends several conditions to ensure the protection of species and biodiversity net gain is delivered.
- 8.29 The proposal would not adversely affect protected species and complies with policy NH/4 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

Amenity

- 8.30 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.

Impact upon No. 28 Maris Green

- 8.31 The proposed outbuilding would be approximately the same size and height as the existing outbuilding so is not considered to have a greater impact upon the amenities of the neighbour than the existing outbuilding in terms of being unduly overbearing in mass or through a significant loss of light.

- 8.32 The new windows to the west elevation would be at ground level and serve a wc, storage room, and study/workshop. They are not considered to result in a significant loss of privacy as they would serve non-habitable rooms or face towards the garage/ road. The rooflights would be high level and not result in overlooking.
- 8.33 The guttering to the outbuilding would not overhang the boundary as the block plan shows the roof plan rather than the footprint of the building.
- 8.34 The proposal would not adversely affect the amenities of neighbours and complies with policy HQ/1 of the Local Plan.

Planning Balance

- 8.35 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).
- 8.36 The Conservation Officer has no objections to the application and considers that the development would maintain the character and appearance of the listed building and its setting.
- 8.37 The Ecology Officer has no objections subject to conditions.
- 8.38 The Trees Officer has advised that the application is not supported by any tree information. Given the position of the tree in relation to the existing building, its condition which appears poor, and the presence of other trees on the site, its removal is considered satisfactory.
- 8.39 The development would be of approximately the same size and height as the existing building and is not considered to adversely affect the amenities of neighbours.
- 8.40 Officers recommend that the Planning Committee approves the application.
- 8.41 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(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.

1. 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).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.
2668-05 Issue A Location and Block Plans
2668-03 Issue A Proposed Plans
2668-04 Issue A Proposed Elevations

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.

3. The outbuilding hereby permitted shall only be used for purposes ancillary to the main dwelling known as 26 Maris Green, Great Shelford.

Reason: To protect the setting of the listed in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018.

4. All ecological measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence and Re-entry Survey (Arbtech, July 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

5. 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 conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

6. Prior to the commencement of development above slab level a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 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