



<b>Planning Committee Date Report to</b>	14 September 2022 South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	22/00932/LBC
<b>Site</b>	26 Maris Green
<b>Ward / Parish</b>	Great Shelford/ Shelford
<b>Proposal</b>	Demolition and replacement of an outbuilding in the curtilage of a grade II listed building. Resubmission of 21/02391/LBC
<b>Applicant</b>	Mr T. Hacking
<b>Presenting Officer</b>	Karen Pell-Coggins
<b>Reason Reported to Committee</b>	Demolition of a listed building
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	Heritage assets
<b>Recommendation</b>	<b>APPROVE</b>

## 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 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.

## 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.

## 4.0 Relevant Site History

4.1

Reference	Description	Outcome
22/00931/HFUL	Demolition and replacement of an outbuilding in the curtilage of a grade II listed building. Resubmission of 21/02390/HFUL	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	Withdrawn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)

### **5.2 South Cambridgeshire Local Plan 2018**

NH/14 Heritage Assets

### **5.3 Supplementary Planning Documents**

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:

Listed Buildings SPD – Adopted 2009

## **6.0 Consultations**

6.1 **Great Shelford Parish Council** – No reply (out of time).

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.

## **7.0 Assessment**

### **Heritage Assets**

7.1 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.

- 7.2 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.
- 7.3 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.
- 7.4 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.*

- 7.5 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.
- 7.6 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.
- 7.7 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.
- 7.8 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.

- 7.9 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.
- 7.10 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.

### **Planning Balance**

- 7.11 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).
- 7.12 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.
- 7.13 Officers recommend that the Planning Committee approves the application.
- 7.14 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.

## **8.0 Recommendation**

### **8.1 Approve subject to:**

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

1. 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).

2. The works hereby permitted shall be carried out in accordance with the approved plans and specification of works 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 and for the avoidance of doubt.

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#### 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