



<b>Planning Committee Date</b>	14 February 2024
<b>Report to</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	23/03234/HFUL
<b>Site</b>	12 Silver Street, Litlington
<b>Ward / Parish</b>	Bassingbourn
<b>Proposal</b>	Existing outbuildings to be replaced with new Nissen style outbuilding.
<b>Applicant</b>	Mr M Barnett
<b>Presenting Officer</b>	John McAteer
<b>Reason Reported to Committee</b>	Application submitted by a member or officer of the Council
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1. Design 2. Conservation Impacts
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks permission to replace several existing outbuildings with a new “Nissen Style” outbuilding.
- 1.2 The proposal is not considered to result in any undue harm to the character and appearance of the area or result in undue harm to the amenity or living conditions of neighbouring properties. The proposal would preserve the character and appearance of the adjacent Conservation Area and the setting of nearby listed buildings
- 1.3 Officers recommend that the Planning Committee approve the application.

## 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		Outside Development Framework	part
Local Neighbourhood and District Centre		Article 4 Direction	

\*X indicates relevance

- 2.1 12 Silver Street, is a Grade II listed building located within the development framework boundary and Conservation Area of the village of Litlington, with residential properties to the North and South, and Silver Street to the east. Nos.13 and 14 (Elmlea) to the northeast form a Grade II Listed Building.
- 2.2 The site has a large curtilage to the west of the main dwelling, which extends beyond the development framework and conservation area boundaries. The proposed replacement outbuilding is sited within the curtilage of no.12 Silver Street but located outside of the development framework and conservation area boundary, both of which abut the proposed outbuilding on its eastern flank.

## 3.0 The Proposal

- 3.1 The application seeks planning permission for the replacement of existing outbuildings with a new Nissen style outbuilding.
- 3.2 The proposed outbuilding would be sited behind the body of the dwelling on an area currently occupied by a canvas store and small shed. This area falls within the curtilage of the listed building.

## 4.0 Relevant Site History

Reference	Description	Outcome
S/2034/13/LB	Repair brick facade roof eaves & fascia gutter windows and south gable end	Withdrawn

## 5.0 Policy

### 5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

### 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

HQ/1 – Design Principles

H/13 – Extensions to Dwellings in the Countryside

NH/14 – Heritage Assets

### 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

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 July 2009

Development Affecting Conservation Areas SPD - Adopted January 2009

## **6.0 Consultations**

### **6.1 Litlington Parish Council**

6.2 No response recorded.

### **6.3 Conservation Officer – No Objection**

6.4 The heritage asset: Albany House, (12, Silver Street) is a house of late 18th century origins with later 19th century alterations, it is listed at grade II and is located in the Litlington Conservation Area. The house has two linear ranges of associated historic outbuildings; to the northeast, and a second linear range that runs parallel to the left hand flank of the house, extending from the rear. Historic OS maps from the 19th century show that the line of the conservation area boundary runs approximately around the land that was once associated with these buildings. Although there is no appraisal for the conservation area, it is clear that it retains much of its countryside character, the verdant setting being an important part of this.

6.5 This application seeks consent for the erection of a Nissen style hut. The proposed siting for the outbuilding is currently a canvas store and small shed and falls within the setting of the listed building and the conservation area.

## **7.0 Assessment**

### **7.1 Principle of Development**

7.2 The application seeks to erect a Nissan Style outbuilding to the rear of the main dwelling. The host dwelling is located within the development framework boundary while the proposed building is located outside, albeit within the established curtilage of the dwelling.

7.3 Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

- 7.4 The supporting text in paragraph 2.50 sets out that development frameworks define where policies for built-up areas of settlements give way to policies for the countryside and that this is necessary to ensure the countryside is protected from gradual encroachment on the edge of villages and to help guard against incremental growth in unsustainable locations.
- 7.5 In this instance, the proposal seeks permission for a replacement outbuilding within an established residential curtilage. Therefore, no conflict is identified with Policy S/7 in respect of encroachment into the countryside or unsustainable growth.
- 7.6 Furthermore, in terms of being supported by other policies in the Plan, policy H/13 of the Local Plan supports the principle of extensions to dwellings in the countryside and no in-principle conflict is identified with policy H/13.
- 7.7 The principle of the development is therefore acceptable and considered to accord with Policies S/7 and H/13 of the Local Plan.
- 7.8 **Design, Layout, Scale and Landscaping**
- 7.9 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.
- 7.10 The outbuilding would be sited to the rear of the site would not be evident within the public realm and therefore its impact upon the local area would be minor. The outbuilding would partially rest upon the footprint of existing rear outbuildings in a similar use; whilst it is acknowledged that the proposed outbuilding would be substantially larger than the existing buildings, it would remain subservient to 12 Silver Street in both scale and design.
- 7.11 The “Nissen” style of the outbuilding is a common agricultural style and it is considered that this would suit the rural aesthetic of the site and the broader area. Given these factors, it is considered that the proposed outbuilding is acceptable, and the proposed outbuilding would accord with Policy HQ/1 of the Local Plan.
- 7.12 Consideration is given to the proposed development in respect of the criteria of policy H/13:

The development would not create a separate dwelling or be capable of separation from the existing dwelling	Accords, subject to condition
The extension is in scale and character with the existing dwelling and would not materially change its impact on its surroundings	Accords

The existing home is of permanent design and construction	Accords
If in the Green Belt that the extension would not result in a disproportionate addition to the original dwelling	n/a
If the original dwelling is subject to an occupancy condition, it must be demonstrated that the resultant dwelling can be supported by the viability of the site/holding or rural enterprise and that the cost of its occupation would not be unaffordable to workers employed in agriculture, forestry or another business where a rural location is essential.	n/a

- 7.13 In terms of the first criterion of policy H/13, officers do not consider that the proposed outbuilding could be separated from the existing dwelling as any formal subdivision of the site is likely to result in harm to the curtilage and setting of the listed building, resulting in conflict with adopted policy. Furthermore, given the scale of the proposed outbuilding, a standard ancillary use condition can be imposed as part of any consent to retain the ancillary function.
- 7.14 Overall, the proposal would accord with Policies HQ/1 and H/13 of the Local Plan.
- 7.15 **Heritage Assets**
- 7.16 The application falls within the Litlington Conservation Area. The application is within the setting of 12 Silver Street, a Grade II Listed Building reference 1330862.
- 7.17 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.
- 7.18 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 significance of a heritage asset should require clear and convincing justification.
- 7.19 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.

- 7.20 The Council's Conservation Officer has advised that the proposal would be acceptable. Whilst the scale of the proposed outbuilding is acknowledged to be large in comparison to existing outbuildings on the site, it would be set back from the main areas of the listed building in an area that already contains built form and hardstanding. The design and form of the outbuilding would match the appearance of similar agricultural buildings, and as a result would remain passive in character and appearance relative to the domestic dwelling.
- 7.21 It is considered that the proposal, by virtue of its scale, massing and design, would preserve the character and appearance of the adjacent Conservation Area and the setting of nearby 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.
- 7.22 **Amenity**
- 7.23 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.
- 7.24 The closest neighbouring properties to the site are known as Albany and Elmlea. No objections to the proposal have been received from these addresses and given the scale and siting of the proposed outbuilding, it is considered that no significant harm upon neighbouring amenity would arise.
- 7.25 The applicant has applied for the outbuilding with the intent to use it as an ancillary domestic outbuilding. A functional link between the property and the outbuilding has been established as they share a garden, and it is deemed unlikely that the outbuilding would be used a separate residence by virtue of its design. However, in the interest of protecting the amenity of adjacent neighbours and given the scale of the proposed outbuilding, a standard ancillary use condition is recommended to retain the ancillary function.
- 7.26 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010.
- 7.27 **Planning Balance**
- 7.28 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).

- 7.29 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 replace the existing outbuildings within the garden of their home.
- 7.30 It is considered by officers that the design and scale of the proposed development is appropriate in relation to the host, listed dwellinghouse as well as its surrounding context. In line with the comments from the Conservation Officer it is considered that it would not adversely affect the setting or significance of the heritage asset, nor the wider adjacent conservation area. Additionally, it is considered that the proposed development would not cause any harm to the amenity of neighbouring properties.
- 7.31 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, 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.

## **9.0 Planning Conditions**

- 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.

Plans to be listed:  
L1 (Location Plan)  
N1 (Elevations)  
S2 (Site Plan)

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 not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as 12 Silver Street, and it shall at no time be independently



occupied or let, used to accommodate bed-and-breakfast guests or other short-term visitors paying rent or fees.

Reason: To avoid harm to the character of the area, to protect the amenity of neighbouring occupiers and to avoid the creation of a separate planning unit (South Cambridgeshire Local Plan 2018, Policies HQ/1 and H/13).

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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