



24/

Planning Committee Date	8 th May 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/00608/LBC
Site	88 And 92 Station Road, Histon
Ward / Parish	Histon and Impington
Proposal	Retention of the raising of chimney A to the required 1.8m height above the new ridge.
Applicant	Jill Hawker
Presenting Officer	Rachel Brightwell
Reason Reported to Committee	Application submitted by a member or officer of the Council
Member Site Visit Date	N/A
Key Issues	1. Impact on Heritage Assets
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks listed building consent to raise the height of the chimney to the required 1.8m height above the new ridge. This a joint application for two dwellings, the chimney serves both dwellings. The works on site have commenced, therefore this application is for the retention of the works to the chimney. The two dwellings form part of a terrace of cottages which are Grade II Listed and fall within the Histon Conservation Area.
- 1.2 The proposed scale and massing of the raised chimney is not considered to appear out of character with properties and the terrace that they sit within. The proposed materials are to match the existing brickwork and mortar, a condition has been recommended to ensure that these are like for like with the existing.
- 1.3 The Conservation Officer has reviewed the proposal and has not raised any objections. It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the listed buildings, subject to the addition of the recommended materials condition.
- 1.4 It is considered that the proposal by virtue of its scale, massing and siting would not result in a significant amenity impact to surrounding neighbours.
- 1.5 Officers recommend that the Planning Committee approve the listed building consent subject to conditions.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building	X	Flood Zone 1,2 and 3	
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	

*X indicates relevance

- 2.1 The application site is No.88 and No.92 Station Road in Histon. 88 and 92 Station Road is part of a row of four cottages of early 19th century origin and listed at Grade II located on the edge of the Histon Conservation Area. The cottages are timber framed and rendered and stand at one storey with accommodated attics under a long straw thatched roof.

2.2 The properties are located at the end of a terrace of four cottages, the properties have front gardens which front onto Station Road to the west. To the south and west of the application site is Vision Park, a business and industrial estate.

3.0 The Proposal

3.1 Retention of the raising of chimney A to the required 1.8 height above the new ridge.

3.2 No 88 and 92 Station Road sit within a terrace of four Gade II listed cottages. The chimney stack is situated on the roof slope between No 88 and 92 and serves both properties. The properties are in the process of being re-thatched, insurance regulations require that chimneys are set above the re-thatched ridge height by 1.8m. The proposal seeks to retain the increase the height of the chimney stack which was 0.9m up to 1.8m. The proposed materials are to match the existing brick.

3.3 The works on site have commenced, therefore this application is for the retention of the works to the chimney.

4.0 Relevant Site History

No.88 Station Road

Reference	Description	Outcome
24/00607/FUL	Retention of the raising of chimney A to the required 1.8m height above the new ridge.	Pending
23/04724/LBC	Raise the height of the chimney.	Withdrawn
23/04727/HFUL	Raise the height of the chimney.	Withdrawn
S/0549/06/LB	Alterations - Installation of Flexible Flue Liner in Sitting Room Chimney Replace Chimney Pot and Install Spark Arrestor	Permitted
S/1496/99/LB	Internal and External Alterations Including Replacement Partition Walls in Kitchen/Bathroom and Bedroom 2 and Opening of Cupboard in Bedroom 1. New Door and Windows on Rear Elevation. Replacement Front Fence	Permitted
S/1669/86/LB	Part demolition and alterations	Permitted

No.92 Station Road

	Reference	Description	Outcome
	S/2493/03/LB	Replacement of Kitchen and Bathroom Windows on Rear Elevation (Retrospective)	Permitted
5.0	Policy		
5.1	National		
	National Planning Policy Framework 2023 National Planning Practice Guidance National Design Guide 2021 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A) Planning (Listed Buildings and Conservation Areas) Act 1990		
5.2	South Cambridgeshire Local Plan 2018		
	HQ/1 – Design Principles NH/14 – Heritage Assets		
5.3	Neighbourhood Plan		
	Histon and Impington Neighbourhood Plan (made 20 May 2021)		
5.4	Supplementary Planning Documents		
	Histon and Impington Village Design Guide SPD (Adopted August 2020) Development affecting Conservation Areas SPD – Adopted 2009 Listed Buildings SPD – Adopted 2009		
6.0	Consultations		
6.1	Parish Council – No Objection		
6.2	Recommend approval.		
6.3	Conservation Team – No Objection		
6.4	No objection, subject to the addition of the recommended condition requiring all new brickwork to the existing in every aspect, bricks are salvaged and reused where capable and all pointing to be lime-based with a flush joint.		
7.0	Third Party Representations		
7.1	No representations have been received.		

7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Planning Background

8.2 Applications (23/04724/LBC and 23/04727/HFUL) at No.88 were withdrawn as a joint application with No.92 is required due to the chimney serving and extending across both properties. This Listed Building Consent application has been submitted alongside a full application (24/00607/FUL).

8.3 Impact on the Listed Building

8.4 The application site is two Grade II Listed cottages.

8.5 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.6 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'

8.7 The roof of both properties has been rethatched, the rethatching of the top layer of thatch does not require planning permission. The rethatching of the roof has raised the height of the ridge by approximately 150mm.

8.8 The height of the existing chimney is approximately 0.9m. The height of the proposed chimney is 1.2m with a 0.6m pot, resulting in a 1.8m chimney stack. The width and depth of the chimney will not be altered.

8.9 The Conservation Officer advised that when considering works to a terrace there may be concerns that such works could cause some unbalance to the rhythm of the cottages. However in this instance, when considering that the existing pots are already different heights and the four ridge stacks are not identical, the proposed increase in height will not have a significant impact on the appearance of the terrace. No changes are proposed to the doors and windows, and this will ensure that the rhythm is retained.

- 8.10 The Conservation Officer considers that this type of alteration is accepted as being necessary to fulfil insurance companies' specifications for thatched buildings. The need to increase the height is therefore justified and considered to be acceptable. The height required by insurance policy is at least 1.8m therefore the proposed height is considered to be acceptable.
- 8.11 The proposed materials are to match the existing brickwork and mortar. The proposal will therefore retain a similar appearance to the existing chimney. A condition will be added to ensure that the brickwork and mortar match the existing.
- 8.12 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character the historic fabric of the listed building and its appearance within the terrace.
- 8.13 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 (subject to conditions).
- 8.14 **Impact on the Conservation Area**
- 8.15 The proposal relates to a Grade II Listed Building and falls within the Histon Conservation Area. The cottages are located at the edge of the Histon Conservation Area and the immediate street scene is not characterized by the Conservation Area. The application site is predominantly read within the context of the terrace and not the wider Conservation Area however it is important in identifying the start of the Conservation Area.
- 8.16 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.17 Policy NH/14 of the South Cambridgeshire Local Plan (2018) aligns with the statutory provisions and NPPF advice. Policy HIM01 of the Histon and Impington Neighbourhood Plan requires that where existing buildings hold historic interest, proposed extensions must not dominate the original building and context.
- 8.18 The proposed increase in height is considered to be appropriate in scale and massing and within the terrace of cottages the existing chimneys vary in height due to differing pot heights. The proposal therefore is not considered to result in harm to the appearance of the application properties and overall terrace within the Conservation Area.
- 8.19 The proposed materials are to be a like for like replacement with the existing brick and mortar, therefore will be in keeping with the character of the existing chimneys at neighbouring properties. It is therefore considered

that the proposal would preserve the character and appearance of the Conservation Area.

8.20 The proposal would not give rise to any harmful impact on the Conservation Area and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF, Local Plan policy NH/14 and Neighbourhood Plan Policy HIM01 (subject to conditions).

8.21 **Planning Balance**

8.22 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).

8.23 Due to the modest height and materials to match existing, the proposal is not considered to appear out of character with the dwellings. It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the historic fabric and character 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.

8.24 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 fulfil insurance companies' specifications for thatched buildings.

8.25 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.

9.0 **Recommendation**

9.1 **Approve** subject to

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

9.3 **Planning Conditions**

1 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.

- 2 All new brickwork shall match exactly the existing in every respect including dimension, material, colour, texture, and brick bond. Where existing bricks are capable of salvage these are to be carefully preserved and reused. All pointing shall be lime-based with a flush joint.

Reason: To avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 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