

Committee Report

Item No: 3

Reference: DC/18/01079

Case Officer: Andrew Thornton

Ward: Needham Market.

Ward Member/s: Cllr Wendy Marchant. Cllr Mike Norris.

RECOMMENDATION – APPROVE LISTED BUILDING CONSENT WITH CONDITIONS

Description of Development

Application for Listed Building Consent. New hand rails to front terrace.

Location

Hallgarth House, 137 High Street, Needham Market, Suffolk IP6 8DH

Parish: Needham Market

Expiry Date: 08/05/2018

Application Type: LBC - Listed Building Consent

Development Type: Listed Building Consent - alterations

Applicant: Mrs W Marchant

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The applicant is an elected member

Details of Previous Committee / Resolutions and any member site visit

None

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

GP01 - Design and layout of development
H15 - Development to reflect local characteristics
HB01 - Protection of historic buildings
NPPF - National Planning Policy Framework
H18 - Extensions to existing dwellings

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Needham Market Town Council

Needham Market Town Council supports approval of the application.

Heritage Team

The Heritage Team considers that the proposal would cause a negligible amount of harm to a designated heritage asset because installing handrails would be somewhat incongruous, but the impact on the significance of the listed building and on the character and appearance of the Conservation Area would be minimal.

SCC - Highways

The current proposal would not have any severe impact on the highway network in terms of vehicle volume or highway safety. Therefore, Suffolk County Council does not wish to restrict the grant of permission.

B: Representations

None

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

1.1. The site is a grade 2 listed building located on the high street within the boundaries of Needham Market and its conservation area. It is within close proximity to a number of grade 2 listed buildings.

2. The Proposal

2.1. The proposal is for the erection of a small metal hand rails and steps to the front of the dwelling.

2.2. Summary of materials

Iron railings with concrete steps.

2.3. Site Area

The site is to the front of a grade 2 listed building leading on to the pavement.

3. The Principle Of Development

3.1. The principle of the proposal is considered in accordance with the policies above as well as The National Planning Policy Framework (NPPF) which was issued in March 2012 and sets out the Government's national planning policy for the conservation of the historic environment. At the heart of the NPPF is a presumption in favour of sustainable development. One of the core land-use principles of the NPPF is that heritage assets should be conserved in a manner appropriate to their significance. Conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. When considering the impact of works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed by works within the setting, and any harm requires clear and convincing justification. Where works will lead to harm to significance, LPAs should refuse consent unless it can be

demonstrated that the harm is necessary to achieve public benefits that outweigh that harm. In this case the public benefits of the proposal are assessed to outweigh any harm caused.

3.2. Chapter 12 of the NPPF relates to the determination of planning applications which affect the significance of heritage assets. In particular paragraphs 131 - 136 are most relevant to the determination of this application as these establish the principle for the proposal.

4. Design And Layout and Heritage Issues [Including The Impact On The Character And Appearance Of The Conservation Area And On The Setting Of Neighbouring Listed Buildings]

4.1. The proposal, due to the subservient scale and minimal impact causes negligible harm to the character of the heritage asset.

4.2. In accordance with Paragraph 134 of the NPPF, which states that where harm to the significance of a heritage asset has been assessed as being less than substantial, any harm identified should be weighed against the public benefits of the proposal.

4.3. The duty imposed by s.66(1) of the Listed Buildings Act 1990 imposes a presumption against the grant of planning permission which causes harm to a heritage asset (*South Lakeland DC v Secretary of State for the Environment* [1992] 2 AC 141). A finding of harm, even less than substantial harm or negligible harm, to the listed building and/or setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight" (*Bath Society v Secretary of State for the Environment* [1991] 1 W.L.R. 1303).

4.4. Here, the heritage officer is of the view that the development does cause harm to the heritage asset (albeit negligible harm within the meaning of paragraph 134 of the NPPF). The case officer has given considerable importance and weight to the Listed Building. However, it is not considered that the level of harm is sufficient to refuse the development considering the negligible harm against the wider benefits of improved access to ensure the building remains adaptable to serve its function and use. The important wider benefit to ensure that historic buildings remain relevant to modern living and need.

4.5. As a result, the proposal is considered to meet the requirements of the balancing requirements of paragraph 134 of the NPPF.

PART FOUR – CONCLUSION

5. Planning Balance and Conclusion

5.1. The proposed development is not considered to result in any significant adverse impact on heritage assets not outweighed by public benefit and the proposal has no environment or biodiversity interests to warrant refusal. Recommendation is to grant listed building consent.

RECOMMENDATION

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to allow the Corporate Manager – Planning for Growth be authorised to grant listed building consent, subject to conditions including:

- Standard time limit
- Approved Plans