
F/YR22/0210/LBCERT

Applicant: Mr Richard Horton

Agent: None

Christchurch Farm, Sixteen Foot Bank, Christchurch, Wisbech

Certificate of Lawful Use (Proposed) to a Listed Building: Installation of 3no. Air Conditioning/Heating Units (2no. to north elevation and 1no. to south elevation)

1 SITE DESCRIPTION

The dwelling comprises a Grade II Listed building set within its own grounds which are well landscaped resulting in the property not being apparent in the wider landscape. The nearest neighbour is some 100 metres to the north-west. The property is accessed from Christchurch Farm Bridge via a long landscaped driveway. Public Footpath No 242/15 runs along the driveway.

2 PROPOSAL

The Certificate of Lawfulness for Proposed Works has been submitted as the owner wishes to determine that the installation of air conditioning/heating units to the north and south elevations of the building do not require Listed Building Consent.

3 SITE PLANNING HISTORY

F/YR14/0293/F	Erection of a conservatory to rear and detached garage/store with 1-bed annexe over to existing dwelling	Granted 03.06.2014
F/YR14/0294/LB	Erection of a conservatory to rear and widening of existing kitchen door opening	Granted 03.06.2014
F/YR11/0836/F	Erection of a solar photovoltaic system comprising 20 panels	Granted 16.12.2011

4 CONSULTATIONS

Conservation Officer (FDC)

This application for a Certificate of Lawfulness of Proposed Works seeks to determine whether or not this proposal would impact on the special interest of the listed building (Christchurch Farm, a late Georgian farmhouse (1830) List Entry Number: 1125932) to such a degree that listed building consent is required.

Given that the units are free standing, the installations reversible and, despite the casing/ducting, the direct impact on the fabric of the building is minimal, it is felt in this instance that listed building consent is not required.

There is a concern however, that if more units are installed there will begin to be a cumulative impact on the special architectural and historic interest of the building, as the units and associated ducting are visually intrusive and a piecemeal approach to energy saving measures might cause more harm than would otherwise be necessary. In such a circumstance, I feel that listed building consent would be required in order to reassess the proposal. Therefore, the support of this Certificate does not equate to support of any further installation without further discussion, pre-application enquiry and/or listed building consent.

5 POLICY FRAMEWORK

Planning policy is not relevant to the determination of the application, which relies solely on whether or not the development indicated can proceed without recourse to an application for listed building consent.

6 KEY ISSUES

The purpose of the Certificate of Lawfulness of Proposed Works to a Listed Building is to give listed building owners a formal mechanism to establish whether proposed works to a listed building would be lawful and would not affect the character of the listed building/building of special architectural or historic interest and therefore would not require the approval of listed building consent.

7 ASSESSMENT

This application concerns the installation of air conditioning/heating units to the north and south elevations of the dwelling.

The proposal put forward is acceptable as it is considered that the proposed installations will not alter the special or historic interest of the listed building significantly enough to warrant listed building consent, as the proposals are in effect reversible and will not cause direct impact on the fabric of the dwelling.

8 CONCLUSIONS

The works proposed, as outlined in the application, are acceptable and as such the certificate may be issued.

Notwithstanding, any additional units, and the cumulative effects thereof, would require listed building consent to reassess any harm caused. As such, the issue of this certificate is limited solely to the installation of the 3no. units as detailed within this application.

9 RECOMMENDATION

Issue certificate of lawfulness

Case Officer: <i>D.M. Brooke</i>	Team Leader: <i>pp Alison Hoffman</i>
Date: 28.03.2022	Date: <i>29th March 2022</i>