

21st July 2026

Comments on the Applicant's Technical Note on Warren House [REP4-116]

This document sets out comments by Huntingdonshire District Council (the Council) on the Applicant's Technical Note on Warren House [REP4-116] submitted at Deadline 4 in response to requests by the Council within its Relevant Representation [RR-494] and Local Impact Report [REP1-078].

The Technical Note was prepared to address the Council's request for further assessment of the proposed development on the setting of Warren House, a Grade II* listed building, including the provision of an additional viewpoint and photomontage from the heritage asset itself.

The table below sets out the Council's comments on the Technical Note and identifies the relevant paragraphs and appendices, where applicable.

Section/Paragraph Number	Council's Comment
General comment	Within ES Vol 2 Appendix 6-4 Settings Impact Assessment [REP1-022], the assessment notes still identify Warren House as being built as a 'vista building' based on the list description. Historic England Guidance is clear that "List descriptions are not a comprehensive record of the special interest of the building"¹. Study of the building fabric during renovation works in 2012 and further research indicates that it was initially built as a warrener's lodge with a location affording an elevated outlook for views over the wider landscape of the estate within the Kym valley. This matter was previously raised by the Council in its Local Impact Report [REP1-078] at paragraph 6.170 to which the Applicant has acknowledged the discrepancy but maintains the setting assessment conclusions as reported in the Applicant Response to Local Impact Reports Paragraph ref 6.169-6.173 [REP2-043]. This therefore remains a minor point of disagreement between the Council and the Applicant regarding the description of Warren House; however, the Council does not consider that this point materially affects the overall assessment conclusions.

¹Historic England, Understanding List Entries, available at: <https://historicengland.org.uk/listing/the-list/understanding-list-entries/>

1.2.1 and Appendix A: Photomontage from Warren House	The submitted Technical Note on Warren House to address the Council’s concerns is welcomed and satisfies the requirement to assess the impact of the proposed development on this Grade II* listed building. It is agreed that the photomontage contained in Appendix A of the Technical Note “provides a robust and reasonable representation of the likely visual relationship between the heritage asset and the Scheme”. The photomontage indicates that there will be an impact on long distance views by the introduction of solar panels into the landscape. The Council does not agree that visibility of the scheme from Warren House would be “barely perceptible” in the landscape as stated by the Applicant. It is clear from the photomontage that large swathes of Site B would be visible as a modern industrial feature in the countryside. However, the Council does agree that the intervening landform more closely associated with Kimbolton Castle Estate mitigates this impact both in its screening of closer solar park elements and in its relative dominance within views from Warren House. Based on the Technical Note and photomontage provided, the Council is satisfied the impact to the setting of Warren House would be less than substantial which is consistent with the Applicant’s conclusion at paragraph 3.2.3 of ES Vol 2 Appendix 6-4 Settings Impact Assessment [REP1-022]. This ‘less than substantial harm’ would therefore need to be ‘weighed against the public benefits of the proposal’ as per the policy test outlined in paragraph 5.9.33 of National Policy Statement EN-1.
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