PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

LISTED BUILDING CONSENT

Mr Andrew Hodgson
Pegasus Group
Suite 4
Pioneer House
Vision Park, Histon
Cambridge
CB24 9NL

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **CONSENT** to:

Proposal: The proposals comprise a programme of internal and external works in association to the Listed Building's Change of Use from a public house into a single dwelling

Site address: Public House Chequers Inn St Marys Street Eynesbury

Applicant: Mr and Mrs Rodley

in accordance with your application received on 15th November 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	P22-2786_DE_01_0		02.09.2025

C. Kerr

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council

Date 23rd October 2025

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

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Site Plan	P22-2786_DE_03_0	Proposed	02.09.2025
Floor Plan/s	P22-2786_DE_07_0	Proposed	02.09.2025
Floor Plan/s	P22-2786_DE_08_0	Proposed	02.09.2025
Roof Plan	P22-2786_DE_09_0	Roof	02.09.2025
Elevations	P22-2786_DE_12_0	Proposed	02.09.2025
Elevations	P22-2786_DE_13_0	Proposed	02.09.2025
Details	22-2786_DE_21	Proposed	02.09.2025
Details	22-2786_DE_22	Proposed	02.09.2025
Section	22-2786_DE_23	Proposed	02.09.2025
Section	22-2786_DE_24	Proposed	02.09.2025
Section	22-2786_DE_25	Proposed	02.09.2025
Section	22-2786_DE_26	Proposed	02.09.2025
Wall details	22-2786_DE_27	Proposed	02.09.2025
Door Elevations	22-2786_DE_29	Proposed	02.09.2025
Door Elevations	22-2786_DE_30	Proposed	02.09.2025
Details	22-2786_DE_31	Proposed	02.09.2025
Gate details	22-2786_DE_32	Proposed	02.09.2025

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Subject to the following condition/s.

1. Condition.

   The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

   Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Condition.

   The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

   Reason: 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. Condition.

   No ceiling shall be constructed until full details, at a scale of 1:20, showing the construction, materials, and joinery of the ceiling, including the existing roof structure and roofspace have been submitted to and approved in writing by the Local Planning Authority. The ceilings shall thereafter be constructed only in accordance with the approved details.

   Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

4. Condition.

   The proposed roof structure and roof covering to replace the existing corrugated sheeting roof shall not be constructed until full details, at a scale of 1:20, showing the construction, materials, and joinery of the proposed roof structure and a sample of the proposed roof covering material have been submitted to

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and approved in writing by the Local Planning Authority. The roof structure and roof covering shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

5. Condition.

   No works to the existing brick boundary wall at the northern boundary of the site shall commence until a detailed survey of the condition of the boundary wall has been carried out and a Schedule of Works, detailing repairs, replacements and alterations and including full details of any additions to and junctions with the existing wall, submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved survey.

   Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

6. Condition.

   No work above slab level shall be laid for the proposed new boundary walls until a sample panel of 1m² has been prepared on site illustrating the choice of material, bond, mortar mix and colour. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

   Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

7. Condition.

   No gate(s) shall be installed until details (including appearance, external colours, materials, location and size) have been submitted to and approved in writing by the Local Planning Authority. The gate(s) shall thereafter be installed in accordance with the approved details and retained as such.

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Reason: To safeguard the character of the listed building in accordance with Policy LP34 of Huntingdonshire's Local Plan to 2036.

8. Condition.

   The existing door to the staircase is to cease functioning as means of entry/exit and to be retained within the building unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

9. Condition.

   No proposed new windows shall be installed until joinery details including horizontal and vertical cross sections of the new windows at a scale of 1:2 or 1:5 with associated glazing bars, leading, frames and reveals and details of materials have been submitted to and approved in writing by the Local Planning Authority. The proposed new windows shall be carried out in accordance with the approved details and retained as such.

   Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

10. Condition.

    No works to infill the existing opening within the timber frame wall shall commence until details including a methodology and drawings at a scale of 1:20 showing the existing timber frame wall (including jointing, pegging, junctions, chamfering, moulding, weathering, etc.) and proposed infilling works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

11. Condition.

    No works to any of the first floor windows shall commence until a detailed survey of the condition of all parts of the windows including glass, frames, and window furniture has been carried out and a Schedule of Works detailing repairs, replacements and alterations submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved survey.

    Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

12. Condition.

    No secondary double glazing systems shall be installed until details of all secondary double-glazing systems including fixings into reveals, sills, etc., location and design of mullions and transoms, means of opening/closing, materials, mouldings, etc. have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

    Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

13. Condition.

    No rooflights shall be installed until details of the manufacturer and scale elevation and section drawings have been submitted to and approved in writing by the Local Planning Authority. The details shall show how the rooflights are to be installed in relation to the roof coverings and existing structure. The rooflights shall thereafter be installed in accordance with the approved details and retained as such.

    Reason: To safeguard the character of the listed building in accordance with Policy LP34 of Huntingdonshire's Local Plan to 2036.

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14. Note to applicant.

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.



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NOTES

15. Note to applicant.

Rights of Appeal under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

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16. Note to applicant.

Listed Buildings

Your attention is drawn to the fact that;

Works of alteration or extension of a listed building are only authorised if Listed Building Consent has been granted by Huntingdonshire District Council for the works detailed in the application AND all of the conditions attached to this Consent have been approved.

No works affecting the special architectural or historic interest of the building may be executed until this authorisation has been fully approved.

A person contravening this requirement shall be guilty of a criminal offence and may be prosecuted. This may result in a period of imprisonment and /or fine

17. Note to applicant.
Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

18. Note to applicant.
General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.

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