Design and Conservation Consultation

Proposal: Change of use; various internal and external alterations; landscaping and gates	**Location:** The Chequers Inn, St Mary's Street, Eynesbury, St Neots	
DC Case Officer: Olivia Manton	**Conservation Officer**: Georgina MacHugh	**Application No**: 24/02134/LBC & 24/2137/FUL

The following are internal comments provided by an employee of Huntingdonshire DC for the purpose of consideration by Huntingdonshire DC in assessment and determination of a planning application or applications.

AMENDED PROPOSAL
The applicant has submitted further amendments to the original proposal. These comments should be read with the previous Conservation comments on this application dated 20/3/25 (original submission) and 29/5/25 (amended submission).

FURTHER AMENDED DOCUMENTS
The applicant proposes various alterations to the building and these are included in the submitted documents. Further amended documents were submitted:

Amended Heritage Statement dated August 2025.
Para 2.2

- Removes proposed works described as repair and stabilise area of wall tilting on the north gable.
- Removes works to exposed and rotted timber on south west elevation.
- Car park works include addition of wall buttresses.
- Removes works to investigate existing fireplace in snug/lounge.
- Amends proposed works to kitchen/breakfast diner no longer proposing the removal of the modern ceiling to expose original vaulted roof and install new ridge beam; now proposes removal of modern ceiling and replacement with modern lining and insulated finishes.
- Removes all previous proposed first floor works (and Para 7.9).

Para 7.13

- Amends previous design of proposed replacement windows in single storey rear range to plain glazing.

Para 7.22

- Now proposes one flue at the south west elevation as previously proposed but removes the second flue originally proposed to be installed within the existing chimney.

Para 7.25

- Now proposes repair works to existing historic brick boundary wall at north boundary instead of demolition of the wall as originally proposed.

Para 7.28

- New proposal to retain the existing first floor windows and install secondary glazing.

Para 7.35

- Removes proposed installation of new purlins and roof ridge beam in existing kitchen, previously proposed.

Para 7.40

- New proposal to remove existing door at the bottom of the existing staircase. Described as 20th century and removal proposed to accommodate the conversion to a domestic dwelling.

COMPARISON OF ORIGINAL, AMENDED AND FURTHER AMENDED DRAWINGS

1) Proposed elevations 1, P22-2786_DE_12_0 , SW and NW elevations
(Previously Proposed Elevations P22-2786_DE_11_0)
SW elevation

- F05_B new flue, flue originally proposed within existing historic chimney now not proposed/included in this drawing
- E02 repair timber at front of building not now proposed/included.
- E10 timber beam at end extension not now proposed/included.

NW elevation

- F04_A Tilting gable not proposed/included
- E02 not proposed/included.
- G02_E re use of chimney at front of building not proposed/included.

2) Proposed elevations 2, P22-2786_DE_13_0, SE and NE elevations

- Windows 10, 9 and 8 and 7, 6, 5 all now clear glazing.
- F04_A tilting gable and G02_E re use of chimney not now proposed/included.
- Ditto; ditto in SE elevation plus E10 timber beam not now proposed/included.

Note Window WG02 and other Ground Floor windows are of a design not acceptable in this Listed Building, as explained in previous Conservation comments, so a Condition is recommended below.

3) Further amended Proposed Ground Floor Plan dated September 2025

- has the same number as the previous version and with no revision number: P22-2786_DE_07_0.

- the three previous individual Ground Floor plan drawings relate to the previous proposals as there is no new version of them.
- Removed proposal E02
- Removed proposal G02_E
- Removed proposal G08_C
- Removed proposal G09_A
- New proposal added G08_C insulation to roof void in lounge.

4) Further amended proposed First Floor plan
- Proposed infill of timber frame and rendered finish to rear window opening WF01
- 'false wall' in bedroom shown as removed.
- Note the Windows have numbers WF01 to WF07 but 04 is a door, DF05 represents infilled doorway to fire escape.
- E01 removal external staircase
- G08_D new flue

5) Further amended proposed Roof Plan
- Includes proposed removal of fire escape, new flue G08_D, and previously proposed four rooflights.

6) Further amended proposed Site Plan
- E03 boundary wall
- E09 western boundary and gate
- E13 tarmac surface
- E01 Remove external staircase
- E12 boundary replaced

7) Further amended Schedule of Proposed Works

Removes the following previously proposed works

No	Works
G02_E	GF fireplace in bar
F02_A	Landing floorboards
F02_B	Landing ceiling
F03_A	Remove false wall in bedroom 2 FF
F03_B	Works to roof above Bedroom 2
F04_A	Works to tilting N gable wall
F05_A	Removal of wallpaper, lime plaster, paint FF lounge
F05_B	Reinstate fireplace in FF lounge
F05_C	Works to timber cupboard adjacent fireplace
F05_D	Works to floorboards and joists, Master Bedroom FF
F06_A	Works to ceiling and walls, FF kitchen
F06_B	Remove units and repair works, FF kitchen
F07_A	Works to install en suite FF
F07_B	Works to walls and floors, bathroom FF
E02	Remove and replace existing timber post SW corner exterior

E10	Same, along SE elevation
DF01	Replace door and architrave, FF
DF02	Remove? Timber panelled door, FF
DF03	nothing
DF04	Replace door FF
DF06	Replace door and architrave FF
DF07	same
WF02 to 07 inclusive	New secondary glazing. (this has been removed but is included in the Heritage Statement as proposed)

8) Proposed Boundary Wall and Gate
Further amended proposed new boundary wall and gate no P22-2786_DE_32.

9) Further amended Proposed Boundary Wall Details E03 and E12 – P22-2786_DE_20

- Proposal E03 repairs the historic brick boundary wall.
- Proposal E12 replaces a wall undefined on site plan but defined on 'existing and proposed boundary wall' see below.
- Drawing of a section of a leaning wall including assumptions but wall is still covered in vegetation so not fully assessed.

10) Further amended Existing And Proposed Boundary Wall P22-2786_DE_27

- Shows retention of existing historic brick boundary wall on N side of site. E03
- There has not been an assessment of the condition of the existing wall as it is still covered in vegetation. Additionally the proposed new wall across the front/west of the site adjoins the historic wall but there are no details of this junction, so the potential impact of a junction with the historic wall is not fully understood. A freestanding wall may have less impact.
- Same question relates to the proposed junctions with new stretches of wall at either end of the historic wall. E12 new wall is partly to fill an existing gap and partly to replace existing fencing.
- E09 is new west wall and gate.

11) Existing And Proposed Section G8 Of Proposed Stove P22-2786_DE_21

- Section drawing of a stove and flue pipe and vent through the roof. G08_D
- And also see drawing P22-2786_DE_22

FURTHER AMENDED PROPOSAL RECOMMENDATIONS

The below table is a copy of that from the Conservation comments of 29/5/25 incorporating the further amended proposals above:

Location	Description	Comments

General	Internal timbers- proposed removal of creosote	Proposed use of method without chemicals or damage to underlying timber. Details of works submitted. SUPPORT
GROUND FLOOR		
Room G01		
G01_A	Insulate entrance lobby walls	Proposed use of breathable insulation dry lining to modern brick walls. SUPPORT
G01_B	Entrance lobby floor	Proposed cleaning and sealing of modern brick floors SUPPORT
Room G02		
G02_A to _D	Infill doorway to bar; remove bar; clean/seal floors	Appears late 20th century bar and doorway breaks through wall to modern lobby. Floors are modern concrete and brick. SUPPORT
G02_E	Bring chimney into use	Reference to works to 'original' brick fireplace and works to bring chimney back into use. NOT NOW PROPOSED
Rooms G03 and G04		
G03_A; G04_A & B	Repair concrete floor; infill opening; works to floor	Patch repairs to modern concrete; and infilling of an opening between historic staircase and historic timber post reinstating a former internal wall; works to modern floor. SUPPORT
Rooms G05 and G06		
G05_A; G06_A and B	Alterations to WCs; works to floor	Replacement of sanitaryware and removal of modern partition wall; works to modern floor. SUPPORT
Rooms G07 and G08		
G07_A & B; G08_A to _C	Add insulation; works to WCs; and floor; remove walls	Addition of extra insulation to existing; replacement of modern wall and floor coverings and sanitaryware in existing WC room. SUPPORT
G08_D	Installation of stove and flue	Works to break through existing fabric and feature. Submitted drawing is of a 'typical' flue but not of this building. SUPPORT – DETAILS NOW SUBMITTED
Room G09 (no Room G10)		
G09_A	Infill opening	Modern doorway. SUPPORT
Room G11		
G11_A & B	Works to floor and internal walls	Repair modern concrete floor; dry lining to modern brick walls, details submitted. SUPPORT

G11_C	Removal of ceiling, works to roof	Removal of modern commercial kitchen ceiling. Structural works to roof including new purlins and new ridge beam. Structural Engineer's Report (Tellett) justifies works but details of proposed works needed to assess impact. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND (PREVIOUS PROPOSED NEW PURLINS AND RIDGE BEAM NOT NOW PROPOSED) See also G12_F and G13_A)
G11_D & E	Removal of internal walls; infill vent	Removal of modern partition walls related to commercial kitchen use; infill of related external vent. SUPPORT
Room G12		
G12_A & B	Removal of internal wall; add wall lining	Removal of modern internal wall related to commercial kitchen; addition of lining to existing brick wall. SUPPORT
G12_C	Reinstate window opening	Removal of infill to reinstate former window opening. Details submitted. SUPPORT
G12_D & E	Dry lining to wall; repair floor	Add dry lining to existing brick wall; repairs to existing concrete floor, addition of insulation and timber subfloor. Details submitted. SUPPORT
G12_F	Removal of ceiling; works to roof	Removal of modern ceiling; works to roof structure including addition of purlins. Structural Engineer's Report (Tellett) justifies works but details of proposed works needed to assess impact. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND (PREVIOUS PROPOSED NEW PURLINS AND RIDGE BEAM NOT NOW PROPOSED) See also G11_C)
Room G13		
G13_A	Removal of ceiling; works to roof	Removal of modern ceiling; works to roof structure including addition of purlins. Structural Engineer's Report (Tellett) justifies works but details of proposed works needed to assess impact. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND (PREVIOUS PROPOSED NEW PURLINS AND RIDGE BEAM NOT NOW PROPOSED) See also G11_C)
G13_B & C	Dry lining to wall; repair floor	Add dry lining to existing brick wall; repairs to existing concrete floor, addition of insulation and timber subfloor. Details submitted. SUPPORT
Room G14		
G14_A to C	Dry lining to wall; replacement of internal wall; repair floor	Add dry lining to existing brick wall; replacement of existing non-historic weatherboarding internal wall with partition wall with plastered finish; repairs to existing concrete floor, addition of insulation and timber subfloor. Details submitted. SUPPORT

G14_D	Removal and replacement of existing roof	Removal of non-historic roof of timber construction and corrugated sheeting covering and replacement with new roof. Full details needed. Structural Engineer's Report (Tellett) supports. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND

The above works proposed to the ground floor remove or alter only modern fabric and features or are considered to preserve the character and sustain the significance of the Listed Building in principle, subject to further details as set out above.

EXTERIOR		
E01	Removal of fire escape stair	Removal of modern external metal spiral staircase required for use of the building as public house. Infill related doorway. SUPPORT
E02	Works to timber frame	Proposed works to the historic timber frame. Full details of the existing timber frame of the building and proposed works to it together with full details including methods, materials and justification in each case. NOT SUPPORT, INSUFFICIENT DETAILS. THIS IS NO LONGER PROPOSED.
E03	Works to existing boundary wall	Proposed works to the historic boundary wall. The wall is described as overgrown with vegetation. Full details of the existing wall and proposed works to it are needed to assess impact together with full details including methods, materials and justification in each case. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND
E04 to 06	Infill vents	Infilling of existing vents in external walls of the building related to use as a public house. Details provided. SUPPORT
E07	Replace roof tiles	Proposed areas of damaged roof tiles proposed to be replaced are identified in the submitted drawings. SUPPORT
E08	Removal and replacement of existing roof	Removal of non-historic roof of timber construction and corrugated sheeting covering and replacement with new roof. Full details needed. Structural Engineer's Report (Tellett) supports. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND
E09	New boundary wall and gate	Proposed new front brick boundary wall with swing opening traditional design timber gates set back from frontage within the public house car park. Retains street views of the Listed Building. Details submitted. SUPPORT
E10	Works to structural timber	Proposed repairs to structural timber of rear extension to main historic building. General proposal so details needed of works. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND - THIS IS NO LONGER PROPOSED

E11	Repairs to external render	Proposed areas of damaged render proposed to be repaired are identified in the submitted drawings. SUPPORT
E12	Removal and replacement boundary wall	Described as concrete post and gravel board fencing. Proposed replacement with brick wall but location and extent is unclear. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND (NEED DETAILS OF METHODS AND MATERIALS AND JUNCTIONS WITH EXISTING HISTORIC WALL)
E13	Removal of tarmac surface	Removal of modern tarmac surface of car park. Proposed site plan submitted. SUPPORT

Proposed Windows; Doors and Rooflights
The application proposes the retention of all existing first floor windows without alteration (WF01 to 07) and the replacement of existing ground floor windows and existing external and internal doors.

Also proposed is the reinstatement of a former ground floor window in the front (street) elevation (WG11) and in the side elevation of the rear extension (WG09). The existing modern fire escape doorway on the first floor is to be infilled (DF05) and details are included in the Schedule of Works.

Proposed rooflights (WG15 to 18) are proposed in the new roof of the rear extension.

Details of the proposed windows, doors, rooflights and proposed related works have been included in the submitted Schedule of Works and are in principle supported subject to the following:

DOORS, WINDOWS, ROOFLIGHT, RELATED WORKS		
DG08	Door to stairs	The proposal removes but relocates the historic door. Details are required of the proposed retention and relocation of the door. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND
WG11	Reinstate window	Proposed reinstatement of ground floor front window. Details of existing and proposed are needed. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND
WF01	Infill existing window opening	Proposed infill of existing window feature, boarded over to the interior and rendered to the exterior, so details of existing feature and proposed alterations to it are needed. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND
WF02 to 07	Existing windows	All existing first floor windows are historic and secondary glazing is proposed to be installed. Full details of the proposed installation are needed.

		SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND
	New windows	The proposed new windows are of a stormproof design with wide frames and bulky double glazed units. It is also unclear how the proposed 'lead' is to be installed in the windows. This should be real leading on the external glass and not inserted within the unit. A more sympathetic window design may be acceptable. SUPPORT IN PRINCIPLE, DETAILS REQUIRED. COND

The previous proposals in respect of the First Floor as set out below have now been removed from this proposal:

FIRST FLOOR		
No proposals for Room FF1		
Room F02		
F02_A	Lift floorboards and works	
F02_B	Expose roof interior	
Room F03		
F03_A	Removal of existing wall	
F03_B	Repairs and alterations to roof structure	
Room F04		
F04_A	Bracing of north wall, following inspection	
F05_B	Works to walls	
F05_C	Works to cupboard in chimney breast	
F05_D	Lift floorboards and works.	
Room F06		
F06_A	Works to ceiling and walls	
F06_B	Works to walls	

Room F07		
F07_A & B	Removal of existing attachments and new bathroom	

4. CONCLUSION

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 210) and that great weight should be given to the conservation of a heritage asset (Para 212)

The Chequers Inn is recorded as a public house on the earliest 1880 Ordnance Survey maps. It is a historic public house and as such its use forms part of its historic interest and the historic and evidential values which contribute to its significance as a heritage asset. For that reason the proposal to change this historic use of the building is not considered to preserve its character as a Listed Building but is considered to be harmful to its significance. It is also considered harmful to the building which as a public house is as an element which contributes positively to the significance, character and appearance of the Conservation Area. The proposed change of use of the building from a public house is considered to be of less than substantial harm to the heritage assets but such harm is required to be weighed against any public benefit from the proposal which must be sufficient to outweigh the statutory duty of the local planning authority to have special regard to their preservation. Such public benefit includes the securing of the optimum viable use of the heritage asset.

These further amended proposed alterations to the Listed Building are considered to preserve its historic and architectural interest and to sustain its significance in principle, as set out above, subject to the following Conditions. The proposals are also considered to preserve the character of the building and the positive contribution which it makes to the character and appearance, as well as the significance, of the Conservation Area.

CONDITIONS:

CONDITION 1
G11_C; G12_F; and G13_A, Removal and replacement of ceilings

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.

CONDITION 2
G14_D and E08, Removal and replacement of existing corrugated sheeting roof

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 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.

CONDITION 3
E03, Works to existing boundary wall, and E12 replacement boundary wall

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.

CONDITION 4 (Informative)
DG08 Door to stairs

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.

CONDITION 5
New windows (nothwithstanding the submitted details of proposed new windows which are not acceptable for installation in this Listed Building)

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

CONDITION 6
WF01, Infill existing window opening

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

CONDITION 7
WF02 to 07, All existing First Floor Windows
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.

CONDITION 8
Secondary window glazing
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.

CONDITION 9
Rooflights
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.

RECOMMENDATION:
To support this proposal subject to Conditions as set out above.
Signed: Georgina MacHugh (Conservation Officer, Hunts DC)
Date: 15/10/25

For the avoidance of doubt this recommendation carries considerable weight in the determination of this application, this is a legal duty. Should the case officer consider that this recommendation should be altered then this application must be referred to the Planning Strategic Forum for senior officer consideration, this must include conservation representation. These comments are made without prejudice to the eventual determination of any application that may be submitted.