Design and Conservation Consultation

Proposal:		**Location**
Proposed conversion of outbuilding into dwelling building		**50 High Street** **Brampton** **Huntingdon** **PE28 4TH**
Dc case officer: **OM**	**Conservation Officer:** **AUT**	**Application Ref. No:** **26/00172/LBC**

Introduction:

Thank you for consulting the conservation team on this listed building consent application.

Previous heritage-related consultation responses were provided in relation to preceding listed building consent and planning applications 24/01577/LBC, 24/01576/FUL, 25/00885/LBC and 25/00884/FUL and this advice should therefore be in read in conjunction with these previous responses.

Heritage Assets:

Firstly, I would like to provide some clarification. The Heritage Statement that was submitted with this application notes that the principal building at the application site is listed, but this is not correct. The building referenced in the Heritage Statement as being listed (NHLE list entry number 331782) is in fact located in a small village north of Newmarket, rather than Brampton.

To clarify, the application building (the outbuilding) is listed in its own right and its list entry (number 1130184) in the National Heritage List for England describes the building as follows:

Former coach house and stables to Old House, now in garden of No. 50

Early C18. Red brick with rebuilt north gable end. C19 slate roof. Band between storeys. Hay loft opening at first floor. Included for group value.

The Old House referred to in the list description is the neighbouring building to the south, currently No. 48 High Street (also separately listed at Grade II). According to historic mapping, the application building once served as part of the stable block for the Old House (a former farmhouse). At some point in history, the land ownership changed and the application building became part of the plot now referenced at No. 50 High Street. The principal building within this plot is now a bungalow, which dates to the mid-to-late 20th century, which has no heritage interest.

The bungalow replaced the northern section of the stable buildings that aligned the High Street, which may explain why the northern gable of the application building was rebuilt. This elevation would have once connected to the now demolished building.

To summarise, the relevant heritage assets with a potential to be affected in this case are:

- the *Former Coach House and Stables to Old House, Now in the Garden of Number 50* (the application building). This building is Grade II listed (NHLE entry number 1130184)
- The Old House (Grade II listed) by means of changes to its immediate setting. This building lies immediately adjacent (south) of the application building and shares a former historic and functional relationship
- Brampton Conservation Area.

Key heritage issues:

Impact on the significance of the listed buildings; Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF 2024; Local Policy LP34 of the Huntingdonshire Local Plan (2019).

Impact on the character and appearance of the Brampton Conservation Area; Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF 2024; Local Policy LP34 of the Huntingdonshire Local Plan (2019).

Assessment of Significance

The application building derives its significance, *inter alia,* from its architectural and historic interest as an early 18th century farm building, including its surviving historic fabric and its historic functional connection to the neighbouring Old House (No. 48 High Street). It also has group value with the other historic buildings along the High Street, particularly with the Old House and makes a positive contribution to the Brampton Conservation Area. The building is reflective of the history of the settlement. Architecturally, the quality and appearance of the historic handmade brickwork and hayloft doors are significant, as are the surviving tie beams and the building's legibility as a historic utilitarian outbuilding.

The building has undergone several stages of repair over time, which has included the rebuilding of the northern gable and installation of a modern garage door, the insertion of modern breeze blocks on the interior of some of the external walls and there are signs that some of the roof rafters may have been replaced. These elements are therefore less sensitive to change in heritage terms. The brickwork also shows signs of historic repair and replacement in places; however, this patchwork informs of the building's change over time and adds to the building's character and interest.

The neighbouring listed building (No. 48 High Street) derives its significance from its architectural interest as a 17th century farmhouse and surviving historic fabric. This building also contributes positively to the character and appearance of the Brampton Conservation Area and has group value with other historic buildings along the High Street, particularly with the application building. The application building forms part of the Old House's immediate setting and has a former functional relationship with this building. It is considered that it makes a positive contribution to the setting of the Old House.

Proposals

It is proposed to convert the outbuilding into a single self-contained dwelling. The building currently suffers from structural problems and therefore additional structural works are being proposed. A basic structural assessment and calculations were submitted with this application. It is further proposed to remove and reinstall a new concrete floor at ground level.

Assessment of Impact

I would like to reiterate that previous heritage comments were provided in October 2025. The drawings submitted with this application are identical to the ones for listed building consent application 25/00885/LBC. The drawing numbers 7600 A1 01 (September 2025) and 3098 101 Rev E (July 2024) were not amended. I am therefore providing a copy of our previous heritage comments (dated 17.10.2025) in italic blue below, as these still apply:

• Insulation to walls, floor and roof – what is proposed, 1:50 constructional section required through building – it is evident the entire structure will be now drylined- there is still no indication of insulation. This will fundamentally undermine the character of the building

• Insertion of new ceiling – where and what, is proposed, impact on existing beams - no details provided

• Insertion of new windows and doors – details required – none provided

• First floor structure – is this to be retained or replaced, does the existing provide sufficient residential loading capacity what is proposed? Are the historic down stand beams to be retained?

• Will the roof require stripping and reroofing? – still awaiting confirmation

• Brickwork repairs – schedule and methodology of the works required, engineers report required to consider repairs to the fabric incl. any requirement for Helifix ties.

• Some concern that the proposed staircase does not meet building regulation requirements not proven

• Door to first floor bedroom loft hatch – is this a new window or is the existing door retained, the elevation shows the shutter in a closed position not provided

• The kitchen/ living room has very limited natural light; it may be better if the partition to the hall

was glazed to allow natural borrowed light from the front door.

In addition, I would like to point out that the application was not accompanied by a suitable block plan, which clearly shows the proposed access to the building. This is relevant, as changes to access may affect demolition of boundary walls or removal of vegetation. This information should be provided, as the site lies in a prominent location within the conservation area.

Furthermore, I note that no additional windows or ventilation terminals are being proposed, apart from the replacement of the front loft hatch opening into a window. It is unclear how sufficient light and ventilation will be provided to serve the proposed residential use of the building. Rainwater goods and ventilation details should also be provided. The historic tie beams stand at a height of approx. 1.77m. How would this affect the installation of the bathroom, stair and landing? Is it intended to conceal the tie beam?

The replacement of the front loft hatch door into a window would introduce a domestic architectural feature that would adversely affect the character and appearance of the building when seen from the public realm. Ideally, the appearance of the elevation that fronts the High Street should remain unchanged and the hatch door retained. There are alternative and less impactful options for introducing new light sources into the building. A new window in the proposed location would adversely affect the character of the building and the character and appearance of the conservation area. This impact would require clear and convincing justification.

In summary, there are still several points that raise concern and questions from a heritage perspective and until additional information is provided, I am unable to reliably assess the level of harm that the proposals would cause to the significance of the relevant heritage assets.

In order for such an assessment to be completed, the following details would be required:

- Block plan
- Full insulation details, including 1:10 section drawings
- Additional information showing in detail the relationship between the existing historic tie beams and the new wall and ceiling installations at first floor level.
- Heritage sensitive natural light provisions
- Schedule of works describing proposed roofing works
- Schedule of works describing the proposed floor installations
- Method statement and material specifications for brickwork repairs
- Method statement and material specifications outlining structural repairs
- Rainwater drainage and ventilation details.

Recommendation:

The current proposals **cannot be supported from a heritage perspective**, as insufficient information has been provided at application stage to fulfil our statutory duty of accurately assessing the impact on the significance of the listed building and the impact on the character and appearance of the conservation area.

Signed……AUT……Date……13.02.2026……