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41 High Street, Hemingford Grey

for Sue Lowe

41 High Street, Hemingford Grey, PE28 9BJ

DESIGN, ACCESS AND HERITAGE STATEMENT

16.10.2026

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1 Introduction

1.1 PURPOSE OF THIS STATEMENT

This statement accompanies the application for householder planning permission for alterations to 41 High Street, Hemingford Grey, PE28 9BJ for the owner, Sue Lowe. It combines the design and access statement with the statement of heritage significance and the assessment of the effect of the proposals on that significance, as the National Planning Policy Framework asks (policy HE5), so that the whole case for the proposals can be read in one place.

1.2 THE PROPOSALS IN BRIEF

The house is an unlisted 19th century cottage in the Hemingfords Conservation Area, next to two Grade II listed houses. The owner wants it to be more comfortable and easier to live in, and to put right some of the alterations of recent years. The proposals alter the house and its 2006 rear extension. The changes that can be seen from outside are:

- new painted timber box sash windows on the street elevation, in place of the uPVC windows fitted in about 2021;
- a painted timber fixed window in place of the modern false front door, which does not open and is boarded up inside, with brick infill below;
- a new painted timber main entrance door in the side passage, which is where visitors already come in;
- refurbishment of the historic horizontal sliding sash window at first floor on the garden elevation;
- an Accoya window in place of the rear door under the lean-to (or, if building control require it, a fire-escape door);
- new Accoya windows, with some openings altered, in the side elevation of the 2006 extension;
- a new timber side gate on new galvanised steel shoes, in place of the existing gate, which is removed completely;
- new metal rainwater goods in place of the plastic ones, and a new house number;
- new external lighting; and
- redecoration of the exterior in a breathable mineral paint or limewash.

Inside, the ground floor is reorganised with a new bathroom and a new kitchen and dining area looking over the garden. The existing stairs and the first floor stay as they are. The proposals are shown on drawings 2601 10 11 09 (plans as existing) and 2601 10 13 09 (elevations as existing), version 01, and 2601 10 11 49 (plans as proposed) and 2601 10 13 49 (elevations as proposed), version 02, all dated 16 October 2026 (Appendix A).

1.3 AUTHOR

This statement has been prepared by Jack Thompson-Klinck, RIBA, AABC, Architect, a chartered architect and a registered conservation architect (AABC).

1.4 SOURCES AND LIMITS OF THE ASSESSMENT

This assessment is based on:

- visits to the house on 2 December 2025, 18 March 2026 (measured survey) and 24 July 2026, and photographs taken then and by the owner;
- the full building survey report on the house by Matthew Janes MRICS, inspected on 19 May 2025 and issued on 23 June 2025;
- the drawings of the house as existing in August 2005, and of the 2006 extension, by Pitts Architects, from the Huntingdonshire planning website;
- Huntingdonshire District Council, 'The Hemingfords Conservation Area Character Assessment' (June 2008), and the Historic England list entries for the nearby listed buildings;
- the Victoria County History account of the parish; and
- the owner's brief, and the drawings for this application listed in Appendix A.

Drawings of the 2006 works as built could not be found. 3C Building Control keeps records for only 15 years and cannot supply copies of drawings, and the architect of the 2006 works has retired and does not have records of the project. The house has not been opened up.

2 Legislation, policy and guidance

2.1 LEGISLATION

- Planning (Listed Buildings and Conservation Areas) Act 1990, section 72: in a conservation area, special attention must be paid to the desirability of preserving or enhancing its character or appearance.
- The same Act, section 66: special regard must be paid to the desirability of preserving a listed building or its setting. The nearest listed buildings are 39 and 37A High Street, both Grade II (section 4).

2.2 NATIONAL POLICY

- National Planning Policy Framework (NPPF), published 17 August 2026, chapter 20, 'Conserving and enhancing the historic environment', in particular: HE5, 'Assessing effects on heritage assets', which asks for an assessment of the significance of the assets affected and of the effect of the proposal on it, and classes effects as positive, no effect, harm or total loss; HE6, 'Proposals affecting designated heritage assets', which gives substantial weight to the conservation of designated heritage assets and asks for any harm to be weighed against the public benefits; and HE9, 'Conservation areas', which supports proposals that keep the elements that make a positive contribution to a conservation area or better reveal its significance.
- NPPF chapter 14, 'Achieving well-designed places' (DP1 to DP4).
- National Planning Practice Guidance: Historic environment, and the National Design Guide.

2.3 LOCAL POLICY

- Huntingdonshire Local Plan to 2036, adopted on 15 May 2019: LP 11, 'Design Context'; LP 12, 'Design Implementation'; LP 14, 'Amenity'; and LP 34, 'Heritage Assets and their Settings'.
- Huntingdonshire Design Guide, supplementary planning document, 2017.
- Huntingdonshire District Council, 'The Hemingfords Conservation Area Character Assessment', adopted June 2008.
- The District Council is preparing a new local plan, which has not yet reached a stage where it carries weight.

2.4 GUIDANCE

- Historic England, 'Conservation Principles, Policies and Guidance' (2008).
- Historic England, 'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment'.
- Historic England, 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets'.
- Historic England, 'Advice Note 12: Statements of Heritage Significance'.
- Historic England, 'Traditional Windows: their care, repair and upgrading' (2017).

3 The site and its context

3.1 LOCATION AND SETTING

The house is on the north side of the High Street in Hemingford Grey, PE28 9BJ. It is the end house of a short terrace, adjoining no. 43 to the west. To the east a timber gate between the house and its neighbour leads into a narrow side passage, which runs back to the long rear garden. Beyond the gate is no. 39 High Street, an early 18th century thatched cottage, and beyond that no. 37A, a house of the late 17th or early 18th century. Both are listed Grade II. The house is within the Hemingfords Conservation Area.

The High Street is the 'long sinuous High Street' of the Character Assessment, with historic buildings set at or close to the back of the pavement. The houses on the south side are mostly older, many of them timber-framed and thatched. Those on the north side, where no. 41 is, are generally later and on smaller plots. Most of the houses near no. 41 are painted brick or render, mainly white or off-white, with one red house opposite. No. 43, next door, also has uPVC windows (Figure 2).



Figure 1: The street elevation of no. 41 from the south, with no. 43 to the left and the gate to the side passage and the thatched no. 39 (Grade II) to the right.



Figure 2: Looking east along the High Street, with no. 43, no. 41, the side gate, no. 39 and no. 37A beyond.

3.2 DESCRIPTION OF THE BUILDING

The house is a small two-storey cottage, one room wide and two rooms deep, with a single-storey rear extension built in about 2006. The survey report dates the cottage to the 19th century. Its walls are solid brick, laid in Flemish bond and painted, with a black painted plinth. The openings have painted fanned brick arches, segmental over the windows and the door. The roof is a double-pitched timber structure with hand-cut rafters and purlins, covered in natural slate with some artificial slate on the rear slope, and concrete ridge tiles. A brick chimney stack with corbelled courses and clay pots stands on the party wall with no. 43. The gutters and downpipes are black plastic.

The street elevation has one window on each floor and the entrance to the right. The windows are uPVC double-glazed sliding sashes, six panes over six, fitted in about 2021. The entrance opening is the original one, as the survey report notes, but the door in it is a modern false front door: a painted six-panel timber door in a plain frame, which does not open and is boarded over inside. There is infilled brickwork in the front wall where an earlier opening has been altered, which does not match the Flemish bond.

On the garden elevation the first floor window is a single-glazed timber horizontal sliding sash (a 'Yorkshire' or 'Norfolk' sash) under a segmental brick arch. The survey report thinks it is original, and it is the only original window left in the house. It is in poor decorative condition with some minor decay. Below it a monopitch slate lean-to shelters the rear door of the cottage, a half-glazed timber door. The lean-to appears on the 2005 drawings, so it is older than the 2006 extension.

The 2006 extension runs back along the east side of the plot, beside the side passage. It is built of cavity brickwork in stretcher bond, painted from the start, with a brick dentil course at the eaves, and slate roofs, double-pitched and monopitched, with conservation-style rooflights and a metal flue. Its side elevation, facing the passage, has white uPVC casement windows (replaced in about 2021) and a half-glazed timber side door, and the garden end has timber French doors. Inside are the kitchen, a utility room, the bathroom and a garden room.

Inside the cottage the survey report notes lath and plaster ceilings, timber floorboards at first floor, a multi-fuel stove in the front room, blocked fireplaces in the rear room and the bedrooms, and a steep staircase. A chemical damp-proof course has been injected into the original walls. Overall the survey found the house in fair condition, with a backlog of maintenance, isolated slipped slates, tired paintwork and some non-breathable paint on the brickwork. The present owner moved in in August 2025.



Figure 3: The rear of the cottage from the garden, with the horizontal sliding sash at first floor, the slate lean-to over the rear door, and the 2006 extension along the side passage to the right.



Figure 4: The side (east) elevation of the 2006 extension, facing the side passage, with its uPVC windows and the side door.

3.3 PLANNING HISTORY

The Huntingdonshire planning website shows three applications for the property:

- 0600128FUL, received 11 January 2006: extension and alterations to dwelling. Approved. The drawings of the house as existing (Pitts Architects, drawing 1095.01, August 2005) show that the extension replaced a single-storey, flat-roofed rear range, which held the kitchen and bathroom, and a separate store beyond it.
- 21/00795/TRCA, received 6 April 2021: work to a holly tree on the back garden boundary, under the notice procedure for trees in a conservation area. Approved.
- 25/01745/TRCA, received 11 September 2025: work to trees in the garden (fig, two elders, holly, maple and medlar), under the same procedure. Approved.

The website shows no other applications.

4 Heritage significance

4.1 DESIGNATIONS

ASSET	DESIGNATION	REFERENCE
41 High Street	Not listed.	None

Area	Hemingfords Conservation Area	Designated 14 October 1974
39 High Street	Grade II listed building, listed 4 November 1982. Early 18th century cottage, colour-washed brick casing over a timber frame, thatched mansard roof, one storey and attics.	NHLE 1330774
37A High Street	Grade II listed building, listed 4 November 1982. Late 17th or early 18th century house, colour-washed brick, old plain tile roof, two storeys.	NHLE 1128472

4.2 HISTORIC DEVELOPMENT

Hemingford Grey grew up beside the River Great Ouse, about a mile upstream of St Ives. It became a separate parish in the 12th century, and its manor house, with a stone hall of the mid 12th century, is the oldest house in Huntingdonshire. The parish was named after the de Grey family in the 13th century. Improvements to the navigation of the Ouse from the 17th century helped the village, which was close to the market at St Ives, and mills, a malting and market gardening provided work. The open fields were enclosed under an Act of 1801, and by the 1840s the population of the parish was almost twice that of Hemingford Abbots.

The oldest houses in the High Street are the timber-framed and thatched cottages, mostly on the south side, and houses such as nos. 39 and 37A, of the late 17th and early 18th centuries. Later houses were built of brick, often painted. The houses on the north side of the street are generally later and on smaller plots, among them 19th century brick cottages and terraces like the one no. 41 belongs to.

No. 41 was probably built as one of a pair or a short terrace of brick cottages in the 19th century. The Flemish bond and the fanned brick arches suggest the first half of the century.

By 2005 the cottage had a flat-roofed single-storey range at the back, with the kitchen and bathroom, and a lean-to over the rear door. In 2006 the rear range was replaced by the present extension, and the house was refurbished. The street windows and some of the extension windows were replaced in uPVC in about 2021. The present front door is a modern false door, which does not open.

4.3 STATEMENT OF SIGNIFICANCE

Significance is described below using the four values in ‘Conservation Principles’. For a house of this kind the assessment is proportionate, as the NPPF asks.

Evidential value

The original cottage keeps much of its historic fabric: the Flemish bond brick walls and their fanned arches, the hand-cut roof structure, the chimney stack, the lath and plaster ceilings and the first floor boards, the fireplaces, and the horizontal sliding sash on the garden elevation. Together these show how a modest 19th century village cottage was built and laid out. The 2006 extension, the uPVC windows and the modern false front door have no evidential value.

Historical value

The house illustrates the 19th century infilling of the north side of the High Street with small brick cottages, for working people in a growing riverside village. No associations with particular people or events are known.

Aesthetic value

The street elevation is simple and well proportioned: one window over another, the door beside them, segmental arches, a slate roof and a chimney stack. It is typical of the modest brick cottages of the village, and its painted brick follows the street. Its value is reduced by the uPVC windows, whose thick frames and stuck-on glazing bars are unlike the timber sashes they replaced, by the plastic rainwater goods and by the modern false front door. The horizontal sliding sash at the back is a traditional local window type, which the Character Assessment notes is common in the village, but it can be seen only from the garden. The 2006 extension is a plain, well-mannered addition, seen only from the side passage and the garden.

Communal value

The house is part of the everyday scene of the High Street and of the group it forms with nos. 39 and 37A. It has no particular communal value beyond this.

4.4 CONTRIBUTION TO THE CONSERVATION AREA

The special interest of the conservation area lies in the riverside setting of the two villages, the historic street pattern, and the many historic buildings, from medieval timber-framed and thatched houses to 19th century brick cottages, built close to the street in a varied palette of colours. No. 41 contributes to this through its form, scale and position on the street, its painted brick and slate roof, and its part in the continuous frontage of the north side of the High Street. The gap of the side passage, closed by a timber gate, lets the thatched gable of no. 39 be seen against the cottage. The rear of the house and the 2006 extension are not seen from public places.

4.5 SETTING OF THE LISTED BUILDINGS

Nos. 39 and 37A are significant mainly for their historic fabric and form: the timber frame, thatch and brick casing of no. 39 and the early brick front and tiled roof of no. 37A. Their setting includes the High Street and the neighbouring houses, including no. 41, which stands directly beside no. 39 across the

side passage. The cottage is of a later date and a different, brick and slate, character, and it forms a neutral to positive part of their setting: it shows the later growth of the street around them, and its modest scale does not compete with them. The side gate is seen immediately next to no. 39.

4.6 SUMMARY OF SIGNIFICANCE

The cottage is an unlisted 19th century building of modest significance, which makes a positive contribution to the character and appearance of the conservation area, mainly through its street elevation, and forms part of the setting of the listed nos. 39 and 37A. The most significant parts are the street elevation and its brickwork, the roof and chimney stack, and the horizontal sliding sash on the garden elevation. The uPVC windows, the plastic rainwater goods, the modern false front door and the 2006 extension do not contribute to its significance.

5 Design

5.1 DESIGN APPROACH

The owner wants a house that is more comfortable and easier to use. Her brief is a new layout on the ground floor, with the bathroom moved and a kitchen and living space looking over the garden, and general repair and renewal of windows, doors, walls, ceilings and electrics.

The design keeps the original cottage and the street frontage traditional in character, and replaces the recent uPVC and plastic fittings with timber and metal. The more contemporary changes are on the 2006 extension, which is already a modern addition. The owner prefers traditional windows on the old part of the house and large, unfussy windows on the extension.

5.2 USE

The house stays a single dwelling.

5.3 AMOUNT

There is no increase in footprint or floor area. The works are alterations within the existing house and extension.

5.4 LAYOUT

A new main entrance door is formed in the side passage, where visitors already come in. The modern false front door, which does not open, is replaced by a fixed window. In the original cottage the ground floor has a living room, a study area and the hall with the existing stairs, and the first floor keeps its front and back bedrooms. The stairs and the first floor are not altered.

Inside, the rear extension holds a new bathroom with a separate WC, a kitchen along the side passage wall, and a dining and garden room with a built-in bench with storage under it and new radiators. Their layout is not subject to planning permission, but it affects the openings in the side elevation. A slightly raised floor throughout the ground floor, over insulation on the existing slab, would make the whole ground floor level and remove the raised thresholds the survey noted. No changes are made to any of the rooflights.

5.5 SCALE

The height, massing and roof forms of the cottage and the extension are not changed. The openings in the side elevation of the extension are altered, as set out below.

5.6 APPEARANCE AND MATERIALS

Windows in the original cottage

On the street elevation the uPVC windows are replaced by painted timber box sash windows, six panes over six, with slim vacuum glazing (for example Fineo or similar). Vacuum glazing gives thin glass units that allow slim, traditional frames and glazing bars, close to those of a single-glazed sash, while meeting current building regulations. 'Heritage' glass, with a slightly uneven surface like old glass, is being considered. The windows keep the existing openings and arches. The profiles of the glazing bars and horns can be agreed by condition.

On the garden elevation the historic horizontal sliding sash at first floor is repaired and kept, rather than replaced as the survey suggested. Decayed timber is cut out and pieced in, the window is overhauled and redecorated, and its single glazing can be improved with secondary glazing inside if wanted.

Front door

The modern false front door, which does not open, is replaced by a painted timber fixed window with vacuum glazing, of the same design as the new sash beside it. The arched head and the width of the opening are kept, so the position of the original entrance can still be read. Below the new window the opening is infilled in brick to match the surrounding wall, in Flemish bond, and painted with the rest of the elevation.

Main door in the side passage

The new main door in the side passage is a painted timber door with vacuum glazing (for example Fineo or similar), as shown on the east elevation. Moving the main entrance to the side passage, and the design of the door, have been approved by the owner.

Windows and doors in the 2006 extension

New contemporary timber windows in Accoya, with a clear finish and vacuum glazing (for example Fineo or similar), replace the uPVC and timber windows. They are a mix of fixed panes and opening casements for ventilation. The openings in the side elevation are altered:

- the new bathroom window and the new dining area window have lowered cills, at the same height ('cill lowered' on the drawing);
- the two kitchen windows have higher cills, to allow for the kitchen units and a 150mm splashback;
- the existing side door becomes a window, with the lower part of the opening infilled in brick; and
- the rear door under the lean-to is replaced by an Accoya window with a clear finish. The drawing also shows an alternative, a fire-escape door in the same material, if building control require it.

New lintels are needed where the openings are widened.

Side gate

The existing timber side gate, with its surround, side panel and supports, is removed completely and replaced with a new timber gate, in unfinished Accoya or treated softwood or similar, of the same simple vertical-boarded type and in the same position. The posts of the new gate stand in new galvanised steel shoes set in post concrete. The owner considered a metal gate and decided to keep to timber.

Brickwork and decoration

The brickwork is cleaned of loose and non-breathable paint where needed and redecorated in a breathable mineral paint or limewash, either Ingilby Pozilime limewash or Keim Soldalit, as the survey recommends for solid walls. The painted brick of the extension is repainted in the same way. Stripping the paint, repointing and tinting the brick would be a lot of extra work and would not look as good. The extension may be a different colour from the main house, to go with its contemporary windows.

The owner has chosen four colour schemes to consider, using Little Greene colour swatches. The walls would be painted in a breathable paint matched as closely as possible to the Little Greene colours. The final colours are chosen from large sample panels on the walls. All four are muted, earthy colours, in keeping with the 'natural earth colours' of limewash that the Character Assessment describes.

SCHEME	FRONT DOOR AND WINDOWS	COTTAGE WALLS	EXTENSION WALLS
A	Ambleside 304	Rolling Fog Pale 158	Rolling Fog 143
B	Blush 267	China Clay 1	China Clay Deep 177

C	Slaked Lime Dark 151	Slaked Lime Mid 149	Slaked Lime Mid 149
D	Livid 263	Slaked Lime Mid 149	Slaked Lime Mid 149

Rainwater goods

The plastic gutters and downpipes are replaced with metal rainwater goods, Lindab or similar, on the street, garden and side elevations.

House number

A new house number, '41', is added to the street elevation, either hand-painted or in metal numerals.

External lighting

The existing external lights in the side passage are replaced. New wall lights, on PIR (passive infrared) sensors, are fitted in the side passage and along the extension, as shown on the east elevation: Pooky Magellan or similar along the extension, and Astro Harvard in natural brass, or similar, by the main door. None is on the street elevation.

5.7 LANDSCAPING

No landscaping works are proposed, apart from the new side gate.

6 Effect on heritage significance

6.1 ASSESSMENT OF THE EFFECTS

The effects are described in the terms of NPPF policy HE5: positive, no effect, harm or total loss.

Street elevation

The uPVC sashes are replaced by painted timber box sashes with slim glazing bars, of the kind the house would have had. This is the most visible change, and it is a positive effect on the house and on the conservation area. New metal rainwater goods in place of plastic, the breathable paint and the house number are small but also positive.

The modern false front door is replaced by a fixed window. The door is not historic fabric: it does not open, it is boarded up inside, and the way into the house has been through the side passage for many years. The arched head and the width of the original entrance are kept, so its position can still be read, the new window matches the sash beside it, and the brick infill below matches the surrounding Flemish bond and is painted with the rest of the wall. The change records the way the house is used rather than altering it, and its effect on the significance of the house and on its contribution to the conservation area is no effect.

Side passage and extension

The changes are to the 2006 extension, which is a modern addition and not historic fabric. The new windows are contemporary but simple, in timber with a clear finish, in place of uPVC, and the extension stays painted brick. They are seen only from the side passage and the garden, and through the gate when it is open. The effect is no effect, or slightly positive through the change from uPVC to timber.

Side gate

The new gate is timber, of the same simple type and in the same position as the existing one, which is removed completely, with its posts in new galvanised steel shoes. Its effect on the conservation area and on the setting of no. 39 is no effect.

Garden elevation

The historic horizontal sliding sash at first floor is repaired and kept, which is positive. At ground floor a timber window, or a fire-escape door, replaces the half-glazed rear door under the lean-to, which is not historic. This can be seen only from the garden, and its effect is no effect.

Colour

The colours are muted, earthy limewash or mineral paint colours. The street already has a range of colours, mainly whites and off-whites, with a red house opposite, and the Character Assessment describes a varied palette in natural earth colours. The final colours are set from sample panels. The effect is no effect to positive, depending on the colours chosen.

Lighting

The lights are small, on sensors, in the side passage and along the extension only, and replace existing lights. No effect.

Setting of the listed buildings

The proposals do not alter the scale or form of no. 41. The change from uPVC to timber windows improves the group that the house forms with nos. 39 and 37A, and the gate next to no. 39 is replaced like for like. The effect on the significance of the listed buildings through their setting is no effect, or slightly positive.

6.2 AVOIDING AND MINIMISING HARM

The design keeps the original fabric that matters most (the walls, arches, roof, chimney and the historic sash), uses traditional timber windows on the original cottage, keeps the arched head and width of the front door opening, repaints the brick in breathable paint rather than stripping it, and sets the colours from samples on site. Details such as window sections and the final colours can be agreed by condition.

6.3 OVERALL EFFECT

Taken together, the proposals are positive for the character and appearance of the conservation area, and they preserve the setting of the listed buildings. They replace uPVC windows and plastic rainwater goods on the street elevation with timber and metal, put the historic sash at the back into good repair, and use breathable finishes. No part of the proposals causes harm to the significance of the house, the conservation area or the setting of the listed buildings: the modern false front door that is replaced by a window has no significance of its own, and the original entrance can still be read.

6.4 PUBLIC BENEFITS

The proposals bring the house back into good repair and make it more comfortable and efficient to live in, with better windows, insulation and breathable finishes that suit its solid walls. They also enhance the street elevation. As no harm is found, these benefits do not need to be weighed against harm under NPPF policy HE6, but they add to the case for the proposals.

7 Access

7.1 APPROACH AND PARKING

The house is on the pavement of the High Street. The main way in is through the side gate and along the side passage to the new main door. There is no off-street parking, and none is proposed.

7.2 INCLUSIVE ACCESS

The new main door is in the side passage, off a level path. A level floor throughout the ground floor, if it is adopted, would remove the raised thresholds between the rooms and help people move through the house. The steep historic staircase is kept, as it is part of the original cottage.

7.3 FIRE AND EMERGENCY ACCESS

The garden elevation drawing shows an alternative to the window in place of the rear door: a fire-escape door, if building control require it. Means of escape will be settled under the Building Regulations.

8 Conclusion

The proposals make the house more comfortable and easier to live in, and put it back into good repair. They keep the street frontage traditional and enhance it, replacing the uPVC windows and plastic rainwater goods with timber sashes and metal gutters, and they keep and repair the one surviving original window. The more contemporary changes are on the 2006 extension, out of public view. The proposals use timber and breathable finishes throughout. They preserve and enhance the character and appearance of the Hemingfords Conservation Area and preserve the setting of the listed nos. 39 and

37A High Street, and so meet the requirements of sections 66 and 72 of the 1990 Act, chapter 20 of the NPPF and policies LP 11, LP 12 and LP 34 of the Huntingdonshire Local Plan.

Appendix A: Drawing list

DRAWING NO.	TITLE	REV	DATE	STATUS
2601 10 11 09	GA plans as existing	v01	16.10.2026	Planning application
2601 10 11 49	GA plans as proposed	v02	16.10.2026	Planning application
2601 10 13 09	GA elevations as existing	v01	16.10.2026	Planning application
2601 10 13 49	GA elevations as proposed	v02	16.10.2026	Planning application

Appendix B: Sources

- Full building survey report, 41 High Street, Hemingford Grey, by Matthew Janes MRICS, reference P25-074, inspected 19 May 2025, issued 23 June 2025.
- Drawings 2601 10 11 09 and 2601 10 13 09, version 01, and 2601 10 11 49 and 2601 10 13 49, version 02, 16 October 2026 (Appendix A).
- Pitts Architects, drawing 1095.01, 'As existing site, location plan, section A-A and elevations, 41 High Street, Hemingford Grey', August 2005, and the 2006 planning drawings, from the Huntingdonshire planning website.
- Correspondence with 3C Building Control on historic records, 3 December 2025.
- Huntingdonshire planning website, application search for 41 High Street, accessed 9 October 2026.
- Historic England, National Heritage List for England, entries 1330774 (39 High Street) and 1128472 (37A High Street), accessed 16 October 2026.
- Huntingdonshire District Council, 'The Hemingfords Conservation Area Character Assessment', adopted June 2008.
- Huntingdonshire District Council, 'Huntingdonshire's Local Plan to 2036', adopted 15 May 2019.
- Ministry of Housing, Communities and Local Government, 'National Planning Policy Framework', 17 August 2026.
- W. Page, G. Proby and S. Inskip Ladds (eds), 'Parishes: Hemingford Grey', in 'A History of the County of Huntingdon', volume 2 (Victoria County History, 1932).
- Photographs by the author and the owner, December 2025 to October 2026.