PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

LISTED BUILDING CONSENT

Mr Chris McCrae
Campbell McCrae Ltd
Chapel House
5 The Stiles
Godmanchester
Huntingdon
PE29 2JF

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

Proposal: Render repairs and replacement, alterations to window openings and replacement joinery, timber frame repairs and installation of insulation.

Site address: Holme Cottage Huntingdon Road Wyton Huntingdon

Applicant: Mr David Pinnington

in accordance with your application received on 28th January 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	22369_01		28.01.2025
Elevations	22369_202		28.01.2025

C. Kerr

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council

Date 25th April 2025

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

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Joinery Details	22369_203		28.01.2025
Floor Plan/s	22369_204		28.01.2025

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.

   Cast iron rainwater goods shall be proposed as per the submitted application form received by the Local Planning Authority on the 28th of January 2025 unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider Conservation Area or the setting of a building of special architectural or historical importance in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

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4. Condition.

   Following the removal of the render over the face of the17th century window W3, a drawing at scale 1:10 shall be submitted to and approved in writing by the LPA showing the detailed design of the proposed casements to be inserted or fixed into the existing timber frame. The drawing shall include details of how the casements will be fixed to the frame, the opening mechanisms, and a 1:1 section through the glass indicating the construction of any leaded lights and a sample of the glass to be used including any surface treatments.

   The work shall be carried out in accordance with the approved details and the written approval of the LPA and retained as such thereafter.

   Reason: This is a pre-commencement condition to ensure that the development does not detract from the character and appearance of the Grade II Listed Building, the wider Conservation Area or the setting of a building of special architectural or historical importance in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

5. Condition.

   Following the removal of the render (and the laths if authorised) further details shall be submitted to the Local Planning Authority of the proposed works to the underling frame. The works shall include a specification of any works to the timber frame, works to the infill panels including any works of insulation or damp prevention and constructional details of the proposed brick string course between the ground and first floor. A sample of the proposed brick for the string course shall be submitted. The work shall be carried out in accordance with the approved details and the written approval of the LPA and retained as such thereafter.

   Reason: This is a pre-commencement condition to the works of the building frame to ensure that the development does not detract from the character and appearance of the Grade II Listed Building in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

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6. Condition.

   Notwithstanding the details shown on the submitted information and approved plans, the removal of the external render to the Northern elevation on the first floor, shall be undertaken with care and the underlying laths being retained. If, during the progress of the works, it is apparent that in excess of 20% of the existing laths are being lost, then the works will cease and conservation officer shall be notified. The removal of the remaining render and laths shall only continue with the written approval of the LPA.

   Reason: To ensure that the development does not detract from the character and appearance of the Grade II Listed Building, the wider Conservation Area or the setting of a building of special architectural or historical importance in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

7. Condition.

   Notwithstanding the details shown on the submitted information and approved plans, within 6 weeks of the removal of the external render to the corner posts and the Eastern gable elevation, further details shall be submitted to the Local Planning Authority. The details shall include a detailed elevational framing drawing at a scale of 1:20 indicating the size and location of framing members forming the gable end and details of any infill panels within the framing members. The drawing should be annotated with a condition assessment of the timbers and the infill panels. A schedule/ drawing at 1:20 of proposed repairs and replacement timbers and the proposed infill shall also be submitted. Where timbers are to be repaired rather than replaced, a precise specification and detail of the proposed jointing to the remaining timbers shall be provided.

   Reason: The work shall be carried out in accordance with the approved details and the written approval of the LPA and retained as such thereafter, to ensure that the development does not detract from the character and appearance of the Grade II Listed Building in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

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8. Condition.

   Before the removal of the render, sample panel(s) of all new render shall be provided on site showing the proposed render mix and final surface texture, and the materials and methods approved in writing with the Local Planning Authority and carried out accordingly. The approved sample panel(s) shall be retained on site until the work is completed and the Condition is discharged.

   Reason: This is a pre-commencement condition to ensure that the development does not detract from the character and appearance of the Grade II Listed Building, the wider Conservation Area or the setting of a building of special architectural or historical importance in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

9. Condition.

   No cleaning of brickwork shall be undertaken until a test panel 1m2 has be undertaken in an inconspicuous location on the building. Details of the method used shall be submitted to the LPA. The work shall be carried out in accordance with the approved details and the written approval of the LPA and retained as such thereafter.

   Reason: This is a pre-commencement condition to ensure that the development does not detract from the character and appearance of the Grade II Listed Building, the wider Conservation Area or the setting of a building of special architectural or historical importance in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

10. Condition.

    Prior to works to the brickwork being undertaken, details shall be submitted to the LPA for written approval including a methodology which sets out a brickwork repair strategy for the building. This methodology will identify areas of brickwork to be cut out and replaced, the mix of mortar and suitable brick to be used in these works. The work shall be carried out in accordance with the approved details and the written approval of the LPA and retained as such thereafter.

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Reason: This is a pre-commencement condition to ensure that the development does not detract from the character and appearance of the Grade II Listed Building in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

11. Condition.

    The development hereby approved shall be carried out in strict accordance with the recommendations and enhancements set out in the Bat Emergence and Re-Entry Surveys produced by Arbtech and received by the Local Planning Authority on 22nd of April 2025.

    Reason: To mitigate the impact of the proposal on protected species and enhance features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

12. 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

13. 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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14. 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

15. 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.

16. 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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