To:	Control, Development (Planning); Clara Kerr
Subject:	Comments re: 22/00390/FUL and 22/00223/LBC
Date:	12 November 2025 17:35:46

Good afternoon Clara and Huntingdonshire council team,

May we firstly introduce ourselves as residents of East Street in Great Gransden bordering the proposed barn conversions in applications 22/00390/FUL and 22/00223/LBC. We write specifically with regards to discharge of conditions Ref. No: 25/80187/COND. We have read through the documents and are keen to raise our concerns on a few points.

Cart lodge works:

Reviewing the engineers' report from *Gawn Associates 2nd June 2025* we understand the cart lodge wall to be in a poor state of repair with a "significant risk of collapse occurring". We are significantly concerned of the health and safety risks associated with this to us and our immediate neighbours and are keen to ensure necessary work to remediate, including the removal of the newer top section of single brickwork, can be undertaken as soon as possible.

We do however have concerns with existing proposals for Cart Lodge works within *Audley Barns – Cart Lodge Works – Conditions FL4/LBC4 06/06/25*. The existing proposals look to only cover repair of the cart lodge wall site side yet there is significant degradation of the south west wall facing our property. There is clear recommendation in the *Graham Handley Architects report October 2021* for repairs to occur on the south west wall facing our property including reference to replacing damaged bricks and repointing the structure. We would therefore expect any works to remediate issues on both sides of the wall.

We attach photos demonstrating the condition of the wall facing our property, including the proximity of this to our house and our neighbours' property.

Groundworks:

Due to the close proximity of the development to our and our neighbours' grade II listed properties, we're keen to ensure that any proposed groundworks including the break up of concrete floors in existing barns (referenced in Audley Barns – West Barn Works – Conditions FL5/LBC5 06/06/25) and potential new pad foundations / underpinning (referenced across multiple proposal documents) are done in such a way that does not cause structural issues / damage to our properties. The potential for damage arising from works remains a concern and keen to ensure appropriate measures are taken to mitigate any issues.

We'd be grateful if you could ensure our concerns are taken into consideration through the approval process. Please don't hesitate to contact if you wish to discuss our concerns above further.

Many thanks,

5 East Street
Great Gransden
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