OFFICER REPORT

Case No: **24/02028/FUL** **Full Planning Application**

Proposal: **External and internal structural repair works.**

Location: **Jolly Sailor 43 Great Whyte Ramsey**

Applicant: **Mr Shane Findler**

Grid Ref: **528714 285248**

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by the Jolly Sailor Public House, a Grade II Listed Building which stands within the Ramsey Conservation Area.

Planning permission is sought for external and internal structural repair works.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). .'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

The National Design Guide (2021)

*C2 – Value heritage, local history and culture
*I1 – Respond to existing local character and identity
*M3 - Well-considered parking, servicing and utilities infrastructure for all users
*H1 - Healthy, comfortable and safe internal and external environment
*H2 - Well-related to external amenity and public spaces

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP 7: Spatial Planning Areas
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP22: Local Services and Community Facilities
LP34: Heritage Assets and their settings

Supplementary Planning Documents

- Huntingdon Neighbourhood Plan 2018-2026 (September 2019)
- Huntingdonshire Design Guide Supplementary Planning Document 2017
- Developer Contributions SPD 2011
- Huntingdonshire Landscape and Townscape Assessment (2022)

Local policies are viewable at https://www.huntingdonshire.gov.uk

Planning (Listed Buildings and Conservation Areas) Act 1990

RELEVANT PLANNING HISTORY

82/01300/FUL – Extension – Permission

90/01536/ADV - Swing board, amenity board, individual letters, car park signs - Consent

CONSULTATIONS

Ramsey Town Council voted unanimously for the district council to support this application. They felt it was work that was needed and would enhance the building for many years to come. There are no neighbouring objections.

HDC Conservation Team – Support the proposals, subject to condition.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Principle
- Design, Visual Amenity and Impact on Heritage Assets
- Residential amenity

Principle

The application site is located within an established residential area of Ramsey which is defined as a Spatial Planning Area under Policy LP7 of Huntingdonshire's Local Plan to 2036. However, in this case the proposed development does not fall into any of the categories detailed under Policy LP7 which concern residential and commercial development.

LP22 covers local services and community facilities which includes public houses and states that a proposal for a new local service or community facility within a built-up area, or the extension of an

existing local service or community facility on land immediately adjoining the built-up area, will be supported where it retains or enhances and existing service or facility.

The proposal for external and internal structural repair works would not change the existing use of the public house and therefore would not conflict with Policy LP22.

As such, the principle of the proposed development is supported in this instance and accords with Policy LP22 of Huntingdonshire's Local Plan to 2036.

Design, Visual Amenity and impact on Heritage Assets

Policies LP11 and LP12 of the Local Plan and the Huntingdonshire Design Guide SPD (2017) set out key principles of good design to support proposals that respond positively to their context, integrate successfully with the surrounding built form and create well designed and sustainable developments that are functional to meet the needs of present and future occupiers.

The application site is the Jolly Sailor Public House sited on Great Whyte in Ramsey. The proposal seeks permission for external and internal structural repair works which includes the underpinning of the northern gable, rebuilding of the foundations, insertion of helifix ties and insertion of a plywood deck fixed to the joists to add strength to the floor structure.

The Jolly Sailor is a Grade II Listed Building which falls within the Ramsey Conservation Area. The proposed external and internal works are necessary and proportional to the defects identified on site and the scheme of works proposed should help to preserve the special interest of the Listed Building. Therefore, it is not considered that the proposed works would result in harm to the significance of the Grade II Listed Building or the significance of the Ramsey Conservation Area.

Overall, the proposed development would not have an adverse impact upon the character of the area, or of the Grade II Listed Building or the Ramsey Conservation Area. The proposal therefore accords with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036 and sections 12 and 16 of the NPPF (2025) in this regard.

Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

In terms of neighbour amenity, due to the nature of works, it is not considered that the proposed structural repair works would have a significant detrimental impact upon the residential amenity of any neighbouring site.

The proposal therefore accords with Policy LP14 of Huntingdonshire Local Plan to 2036 and Section 12 of the NPPF (2024) in this regard.

Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it:

* Is acceptable in principle;
* Is of an appropriate scale and design;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact on designated heritage assets.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**