OFFICER REPORT

Case No: 24/02029/LBC Listed Building Consent

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.

The application seeks Listed Building Consent 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 2019 are also relevant and material considerations.

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

PLANNING POLICIES

Planning (Listed Buildings and Conservation Areas) Act 1990

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
*LP34: Heritage Assets and their Settings

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

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:
* **Impact on Heritage Assets**

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The Planning (Listed buildings and conservation areas) Act 1990 s66 and s72 requires that the determining authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard to the preservation of the special architectural and historic interest of a listed building this includes their setting.

Description:

Early C17 with C19 alterations. Timber-framed with brick casing, rendered at first floor. Plain tiled. Two storeys. Segmental-headed arches to 2 hung sashes at first floor. Three similar windows at ground floor. Moulded architrave to doorway to south.

Interior: early C17 moulded beam to ground floor room.
Jolly Sailor is listed as an Inn held by Isaac Barritt in the 1854 Directory of the County of Huntingdonshire.

The building has many phases of construction but appears to have origins as a timber framed structure of the 17th Century. The northern wall and stack seem to date from the 18th Century with the truncated remnants of a 17th Century timber tie beam located in the brickwork. Above this the gable brickwork turns to 19th Century Gault brick; the building was also re-fronted in Gault brick at this time. We can assume that the original building was a storey and a half in height as it was again extended in the late 19th or early 20th Century in common brick. This brickwork brings the building up to a full two storey height by encapsulating the earlier chimney stack and extending the gable and facade upwards. The later brickwork rests on a steel beam that sits on the earlier frontage and appears to extend fully across the front of the building.

Internally there is a fine moulded bridging beam in the Snug Bar and a long plain chamfered bridging beam in the Lounge Bar. The 17th Century floor joists have been removed and replaced by later timbers cut down to fit into the mortices of the original beams. The floor boards appear to be directly laid onto the joists and then the undersides covered in plasterboard panels, presumably to give some fire protection. Other features of note are the inglenook end stack with re-used stone in the Lounge Bar and a fine early 18th Century door on L-bracket hinges in the doorway leading to the stairs.

Jolly Sailor PH makes a positive contribution to the character and appearance of the Ramsey Conservation Area.

Structural repairs:

Officers have taken the proposed works from the revised annotated plan – Drawing 3640-02 Rev C. These works are the same as in Part 5 of the Structural Assessment report which documents on site discussions with the applicant.

The principal works of alteration proposed in this application are now the underpinning of the northern gable, rebuilding of the foundations and insertion of Helifix ties. This should consolidate the existing poorly tied-in phases of brickwork and stop the ongoing movement that is causing stresses across the façade. Limited additional helifix ties will be inserted across the cracks in the façade and repointed with matching mortar.

Another major change is the assessment and potential repairs to the steel joist running along the front of the building and holding up the first floor brickwork. It will be necessary to uncover the steel to establish its condition. This will require removal of render but otherwise should be of limited impact unless considerable areas of degradation are found. These works can be controlled by condition.

It was decided to leave the floor structures alone but add strength by inserting a plywood deck fixed to the joists. The joists are predominantly modern and this will not unduly affect the historic fabric. Replacement of the existing cellar floor is acceptable. The addition of structural tell-tales will not affect the special interest of the listed building.

The proposed works are necessary and proportional to the defects identified on site. The scheme of works should help preserve the special interests of the listed building and are therefore in accordance with ss. 72 of the Planning (LBCA) Act 1990, and also with policy LP 34 of the adopted Huntingdonshire Local Plan. The development is in accordance with the contents of paras 202 -221 of the NPPF.

Conclusion

The proposed works are considered to be compliant with the relevant national and local policy and would not result in unacceptable harm to the Grade II Listed Building or the Ramsey Conservation Area.

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

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