PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

LISTED BUILDING CONSENT

Mr Frazer Stannard
The English Listed Building Co
17 West Street
St Ives
PE27 5PL

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

Proposal: The removal of the existing rear WC and porch, the installation of a ground floor and a first floor extension, existing outbuilding to be converted into habitable space with an infill extension, a new sunken patio area and renovations to the existing house.

Site address: Manor Farm Church Road Catworth Huntingdon

Applicant: Malcolm and Charlotte Wilson

in accordance with your application received on 19th December 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received

C. Kerr

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council

Date 12th September 2025

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

01480 388424
www.huntingdonshire.gov.uk

Foundations	H9844/01A		19.12.2024
Section	230		19.12.2024
Joinery Details	261		19.12.2024
Roof Plan	215		19.12.2024
Block Plan	102		19.12.2024
Floor Plan/s	210		19.12.2024
Floor Plan/s	211		19.12.2024
Location Plan	100		19.12.2024
Section	231		19.12.2024
Elevations	220		19.12.2024
Section	232		19.12.2024
Joinery Details	260		19.12.2024

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.

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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.

   No works shall commence until samples of the proposed roof tiles and timber boarding (including details of the treatment or stain of the boarding) for use in the construction of the works hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

   Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

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4. Condition.

   No brickwork above slab level shall be laid until a sample brick panel of 1m² has been prepared on site illustrating the choice of brick, bond, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

   Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

5. Condition.

   No works to remove any of the render shall be undertaken until a drawing indicating the areas of render to be removed from the building have been submitted to and approved in writing by the Local Planning Authority. Any new render shall be lime rich to a specification submitted to and agreed in writing by the Local Planning Authority and painted with a breathable external paint to match the existing property. The works shall be carried out in accordance with the approved details.

   Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

6. Condition.

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No proposed new windows shall be constructed, until a detailed drawing of W3 has been submitted to and approved in writing by the Local Planning Authority . The constructional details shall include a vertical section through the window from sill to head and horizontally across the window from reveal to reveal. The drawing must include the position of the window in the window reveal, the method of opening of the window, the thickness of the glazing, location of any trickle vents and include a 1:1 scaled drawing of any glazing bar. The works shall be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036

7. Condition.

No works to install new, or alter existing timber framing, or remove any member or part member of the timber frame, floor joists or roof timber, shall commence until details including a justification, methodology of repair and drawings at a scale of 1:20 showing the extent of any repairs to the timber frame (including jointing, pegging, junctions, chamfering, moulding, weathering, etc.) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036

8. Condition.

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Notwithstanding the details submitted, no works shall be undertaken to the existing buildings until constructional drawings of the proposed floor to the cellar at a scale of 1:10 have been submitted to and approved in writing by the Local Planning Authority. The details shall include a drawing recording the materials and laying pattern of the existing floor tiles and/or bricks which shall be carefully lifted and salvaged to be and re-laid in the proposed wine cellar. The details shall also include a sectional drawing indicating the levels of the existing and proposed floors, any damp proof membranes, insulation and details of the proposed base for the relaying of the floor. The floortiles/bricks shall then be reinstated in accordance with the approved details and retained as such thereafter.

Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036

9. Condition.

No works shall be undertaken to the historic ceiling of Bedroom 1, including the installation of the proposed roof light, until a detailed survey of the ceiling and roof structure has been submitted to and approved in writing by the Local Planning Authority. The survey shall include:-

- Plans indicating the position of ceiling joists and beams and the constructional detail of the ceiling itself.

- Plans indicating the position of any roof joists and proposals indicating how a roof light can be accommodated and what historic fabric will be altered to accommodate the rooflight.

- Plans indicating how the roof and ceiling is to be altered to form the proposed light well into bedroom 1.

- A schedule of any proposed repairs to the existing ceiling.

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The works will take place only in accordance with approved details and shall be retained as such thereafter.

Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036

10. Condition.

Notwithstanding the details submitted, no works shall be undertaken to the existing wall (both brick plinth and timber screen) between the cellar and the pantry until a detailed drawing at a scale of 1:10 has been submitted to and approved in writing by the Local Planning Authority. The drawing shall provide an accurate as existing elevation of both sides of the wall prior to any works being undertaken and shall set out what works will be undertaken, including a constructional section through the wall and indicating any fabric which will be removed. The works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036

11. 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:

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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.

12. Note to applicant.

With regard to condition 3, you are advised that trade literature is not acceptable and a phyiscal sample must be submitted and approved.

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;

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- **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.

14. Note to applicant.

Listed Buildings

Your attention is drawn to the fact that;

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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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