OFFICER REPORT

Case No: **26/00172/LBC** **Listed Building Consent**

Proposal: **Proposed conversion of out building into dwelling building**

Location: **50 High Street Brampton Huntingdon**

Applicant: **S Lancaster**

Grid Ref: **521000 270951**

DESCRIPTION OF SITE AND APPLICATION

The application building is listed in its own right as the 'Former Coach House and Stables to Old House, now in garden of No. 50'. The listing describes the building as dating from the early 18th century and built of red brick with a rebuilt north gable end and 19th century slate roof, a band between storeys and a hay loft opening at first floor. It is located within the Brampton Conservation Area.

Brampton Conservation Area is concentrated along High Street, and Church Road to the east. The High Street contains surviving historic buildings along its length, a number of which are Listed Buildings.

The proposed works are for the conversion of an outbuilding into a dwelling building.

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;
* building a strong, competitive economy;
* achieving well-designed places;
* conserving and enhancing the natural, built and historic environment.

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

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

PLANNING POLICIES

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

LP12: Design Implementation
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Parts 3.7 Building Form and 3.8 Building Detailing

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

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING HISTORY

24/01576/FUL - Proposed conversion of an outbuilding into dwelling – withdrawn 27.02.2025
24/01577/LBC - Proposed conversion of an outbuilding into dwelling – withdrawn 27.02.2025
25/00884/FUL - Proposed conversion of outbuilding to dwelling – withdrawn 16.12.2025
25/00885/LBC - Listed Building Consent for proposed conversion of outbuilding to dwelling – withdrawn 16.12.2025

CONSULTATIONS

Brampton Parish Council has no objections to the proposed plans, with no further comments given.

HDC Conservation Team – object to the proposal as insufficient information has been provided at application stage to fulfil the statutory duty of accurately assessing the impact on the significance of the listed building and the impact on the character and appearance of the conservation area.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
o Impact on Heritage Assets

* Impact on Heritage Assets

Policy LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area’s character, appearance and setting as set out in character statements or other applicable documents.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

Section 16(2) of the Planning (LBCA) Act 1990 (as amended) requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (LBCA) Act 1990 (as amended) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Para. 212 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification…'.

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

The outbuilding in the grounds of 50 High Street Brampton dates from the early 18th century and is built of red brick with a rebuilt north gable end and 19th century slate roof, a band between storeys and a hay loft opening at first floor.

The application building derives its significance, inter alia, from its architectural and historic interest as an early 18th century farm building, including its surviving historic fabric and its historic functional connection to the neighbouring Old House (No. 48 High Street). It also has group value with the other historic buildings along the High Street, particularly with the Old House and makes a positive contribution to the Brampton Conservation Area. The building is reflective of the history of the settlement. Architecturally, the quality and appearance of the historic handmade brickwork and hayloft doors are significant, as are the surviving tie beams and the building's legibility as a historic utilitarian outbuilding.

The building has undergone several stages of repair over time, which has included the rebuilding of the northern gable and installation of a modern garage door, the insertion of modern breeze blocks on the interior of some of the external walls and there are signs that some of the roof rafters may have been replaced. These elements are therefore less sensitive to change in heritage terms. The brickwork also shows signs of historic repair and replacement in places; however, this patchwork informs of the building's change over time and adds to the building's character and interest.

The neighbouring listed building (No. 48 High Street) derives its significance from its architectural interest as a 17th century farmhouse and its surviving historic fabric. This building also contributes positively to the character and appearance of the Brampton Conservation Area and has group value with other historic buildings along the High Street, particularly with the application building. The application building forms part of the Old House's immediate setting and has a former functional relationship with this building. It is considered that it makes a positive contribution to the setting of the Old House.

It is proposed to convert the outbuilding into a single self-contained dwelling. The building currently suffers from structural problems and therefore additional structural works are being proposed. A basic structural assessment and calculations were submitted with this application. It is further proposed to remove and reinstall a new concrete floor at ground level.

The Conservation Officer has assessed the proposal and their comments are summarised below. It is noted that previous heritage comments were provided in October 2025. The drawings submitted with this application are identical to the ones for listed building consent application 25/00885/LBC, that was later withdrawn. The drawing numbers 7600 A1 01 (September 2025) and 3098 101 Rev E (July 2024) were not amended. Therefore, the previous heritage comments (dated 17.10.2025) still apply as follows:

- Insulation to walls, floor and roof – what is proposed, 1:50 constructional section required through building – it is evident the entire structure will be now drylined - there is still no indication of insulation. This will fundamentally undermine the character of the building.
- Insertion of new ceiling – where and what, is proposed, impact on existing beams - no details provided.
- Insertion of new windows and doors – details required – none provided.
- First floor structure – is this to be retained or replaced, does the existing provide sufficient residential loading capacity what is proposed? Are the historic down stand beams to be retained?
- Will the roof require stripping and reroofing? – confirmation not received.
- Brickwork repairs – schedule and methodology of the works required, engineers report required to consider repairs to the fabric including any requirement for Helifix ties.
- Some concern that the proposed staircase does not meet building regulation requirements, not proven.
- Door to first floor bedroom loft hatch – is this a new window or is the existing door retained, the elevation shows the shutter in a closed position, not provided.
- The kitchen/ living room has very limited natural light; it may be better if the partition to the hall was glazed to allow natural borrowed light from the front door.

In addition, the application was not accompanied by a suitable block plan, which clearly shows the proposed access to the building. This is relevant, as changes to the access may affect demolition of boundary walls or removal of vegetation. This information should be provided, as the site lies in a prominent location within the conservation area.

Furthermore, it is noted that no additional windows or ventilation terminals are being proposed, apart from the replacement of the front loft hatch opening into a window. It is unclear how sufficient light and ventilation will be provided to serve the proposed residential use of the building. Rainwater goods and ventilation details should also be provided. The historic tie beams stand at a height of approx. 1.77m. How would this affect the installation of the bathroom, stair and landing? Is the intention to conceal the tie beam?

The replacement of the front loft hatch door into a window would introduce a domestic architectural feature that would adversely affect the character and appearance of the building when seen from the public realm. Ideally, the appearance of the elevation that fronts the High Street should remain unchanged and the hatch door retained. There are alternative and less impactful options for introducing new light sources into the building. A new window in the proposed location would adversely affect the character of the building and the character and appearance of the conservation area. This impact would require clear and convincing justification.

Therefore, there are still several points that raise concern and questions from a heritage perspective and until additional information is provided, it is not possible to reliably assess the level of harm that the proposals would cause to the significance of the relevant heritage assets.

In order for such an assessment to be completed, the following details would be required:

- Block plan
- Full insulation details, including 1:10 section drawings

- Additional information showing in detail the relationship between the existing historic tie beams and the new wall and ceiling installations at first floor level.
- Heritage sensitive natural light provisions
- Schedule of works describing proposed roofing works
- Schedule of works describing the proposed floor installations
- Method statement and material specifications for brickwork repairs
- Method statement and material specifications outlining structural repairs
- Rainwater drainage and ventilation details.

Officers have had special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. It is considered that harm will be caused to this designated heritage asset because insufficient information has been provided at application stage to fulfil the statutory duty of accurately assessing the impact on the significance of the listed building and the impact on the character and appearance of the conservation area.

Therefore, it is considered that the proposals are not in accordance with Section 66 of the Planning (LBCA) Act 1990, and with Local Plan Policy LP34 of the adopted Huntingdonshire Local Plan and Section 16 of the NPPF (2024).

*Conclusion
The proposed works are not considered to be compliant with the relevant national and local policy as:

* The application is not supported by sufficient and accurate information on all aspects of the proposal and therefore the Local Planning Authority is unable to fully assess the proposals appropriately and meet their statutory duty to preserve the listed building and its setting. As such, the proposed development is considered to be contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework (2024).

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that listed building consent be refused.

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CONTACT OFFICER:
Enquiries about this report to **Olivia Manton**