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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 67

Suffix:

Property Name:

Address Line 1: High Street

Address Line 2:

Address Line 3: Cambridgeshire

Town/city: Hemingford Grey

Postcode: PE28 9BN

Description of site location must be completed if postcode is not known:

Easting (x): 529136

Northing (y): 270719

Description:

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Nick & Anna

Surname

Balon

Company Name

Address

Address line 1

River House

Address line 2

67 High Street

Address line 3

Town/City

Hemingford Grey

County

Cambridgeshire

Country

UK

Postcode

PE28 9BN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Matthew

Surname

Williams

Company Name

Matthew Williams

Address

Address line 1

21 Jerome Drive

Address line 2

Address line 3

Town/City

St Albans

County

Herts

Country

United Kingdom

Postcode

AL34LT

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Second Floor alterations to the shower/bathroom.
Removal of the Sauna & associated light weight surrounding studwork structures.
Formation of proposed shower/bath room.
Upgrade electrical installations.
Installation of mechanical extraction to comply with the current Building Regulations.

Has the development or work already been started without consent?

- ◯ Yes
- ⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ◯ Don't know
- ◯ Grade I
- ⊘ Grade II*
- ◯ Grade II

Is it an ecclesiastical building?

- ◯ Don't know
- ⊘ Yes
- ◯ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ⊘ Yes
- ◯ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

◯ Yes
⊘ No

b) Demolition of a building within the curtilage of the listed building

◯ Yes
⊘ No

c) Demolition of a part of the listed building

⊘ Yes
◯ No

If the answer to c) is Yes

What is the total volume of the listed building?

1500.00	Cubic metres

What is the volume of the part to be demolished?

1.00	Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

August

Year

1980

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Removal or the Sauna and shower/bathroom on the top floor of River House.
Their are no changes to the main structure of the building, only the removal of some modern studwork walls.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To reform the space and enable the future use of the building as an 8 bedroomed domestic dwelling.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

⊘ Yes
◯ No

If Yes, please describe and include the planning application reference number(s), if known

One previous application granted 23/01818.
One current retrospective application lodged 07/04/25 PP-13928011.
One current application lodged 09/04/25 PP-13933910.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

⊘ Yes
◯ No

b) works to the exterior of the building?

⊘ Yes
◯ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

◯ Yes
⊘ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

⊘ Yes
◯ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Removal of Sauna, shower/bathroom and associated studwork walls.

Materials

Does the proposed development require any materials to be used?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External walls

Existing materials and finishes:
Lime brick built walls (no change)

Proposed materials and finishes:
No change to structure. Mechanical extraction to be drilled through the wall and sealed in with lime mix.

Type:
Ceilings

Existing materials and finishes:
Timber match boarding

Proposed materials and finishes:
15mm pink fire resistant plasterboard with 3mm pink skim finish. VCL (over)tacked to existing ceiling after the removal of the timber match boarding.

Type:
Internal walls

Existing materials and finishes:
Light weight timber studwork walls covered in timber match boarding

Proposed materials and finishes:
Timber studwork walls covered in plasterboard and skim finish and or cement board in wet areas and covered with ceramic tiles. Filled with dense sound absorbing mineral fibre.

Type:
Floors

Existing materials and finishes:
Timber floor boards

Proposed materials and finishes:
Flooring unchanged but covered with ceramic tile and or vinyl flooring onto a layer of plywood or backing board.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

2ND FLOOR PHOTOGRAPHY & MATERIALS
DEMOLITION 2ND FLOOR MODERN STUDWORK WALLS
EXISTING 2nd FLOOR PLAN & ROOF
PROPOSED 2nd FLOOR PLAN
BLOCK PLAN
SITE LOCATION
HERITAGE & DESIGN & ACCESS STATEMENT
EXISTING/PROPOSED FRONT/SIDE ELEVATIONS (UNCHANGED)
EXISTING/PROPOSED REAR/SIDE ELEVATIONS (UNCHANGED)
EXISTING SECTION MAIN HOUSE

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Matthew

Surname

Williams

Declaration Date

18/04/2025

☑ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Matthew Williams

Date

18/04/2025