Planning Inspectorate

Appeal Decision

Site visit made on 2 October 2025

by Jennifer Wallace BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 December 2025

Appeal Ref: APP/H0520/Y/25/3367856
33 Duck Street, Elton, Cambridgeshire PE8 6RQ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
- The appeal is made by Mr J Hampson against the decision of Huntingdonshire District Council.
- The application Ref is 24/02230/LBC.
- The works proposed are single storey extension to dwelling.

Decision

1. The appeal is allowed and listed building consent is granted for single storey extension to dwelling at 33 Duck Street, Elton, Cambridgeshire PE8 6RQ in accordance with the terms of the application Ref 24/02230/LBC and the plans submitted with it, subject to the following conditions:

    1) The works authorised by this consent shall begin no later than 3 years from the date of this consent.

    2) No works above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved samples.

Preliminary Matters

2. The application for listed building consent was submitted by Mr and Mrs J Hampson. The appeal has been submitted in the name of Mr J Hampson only and proceeds on that basis.

3. The appeal relates to an application for listed building consent where the building lies within a conservation area. I have had special regard to sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) which require me to 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; and to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

4. The Council's reason for refusal refers to harm to the setting and significance of a nearby listed building. The duty under section 16(2) of the Act applies to the setting of the subject listed building only ('its setting'), and so there is no requirement on me to assess the effect of the proposed works on the setting of any surrounding listed buildings.

5. There is no appeal before me related to the decision to refuse planning permission. This does not prevent me from proceeding to determine this appeal. Issues related to any planning permission necessary for the proposal would be for the appellant and the Council to address.

Main Issue

6. The main issue is whether the proposal would preserve the Grade II listed building 33 Duck Street or any features of special architectural or historic interest which it possesses and whether the proposal would preserve or enhance the character or appearance of the Elton Conservation Area.

Reasons

Special Interest and Significance

7. 33 Duck Street[1] is a Grade II listed building. It dates from the late 17th or early 18th century, with later additions possibly in the 19th century and certainly in the late 20th and early 21st centuries. It is a roughly L-shaped building, with a one and a half storey rubble stone cottage with a thatched roof facing onto Duck Street. A later projection runs perpendicular to this, constructed of stone but with a pantile roof, with a later projection beyond that again. This has clearly modern gable features, one facing onto the garden and another which projects somewhat beyond the side elevation.

8. From the information before me and my observations at my site visit, I find the special interest and significance of the listed building to be mainly derived from its architectural and historic interest as a vernacular domestic property, extended over time to reflect changes in living standards. Important contributing factors to this which are pertinent to the appeal are its use of traditional methods of construction and materials, surviving historic fabric and the legibility of its historic plan form.

9. The site lies within the Elton Conservation Area (CA). Its character and appearance are mainly derived from its evolution as a rural settlement characterised by vernacular stone buildings. 33 Duck Street occupies a prominent location within Elton due to its position close to the edge of the settlement and proximity to the edge of the pavement. It makes a positive contribution to the character and appearance of the CA as a whole due to its historic and aesthetic charm. It therefore adds to the significance of the CA.

Works and Effects

10. The works proposed are the erection of a single storey extension to the most recent extension to the property. It would run parallel to the thatched cottage element of the building. An existing window and some surrounding coursed limestone would be removed at ground floor to allow access to the extension. It is proposed to use this as a garden room, and so the eastern and western elevations would be predominantly glazed.

11. The proposed extension would have a flat roof which would be used as a balcony and so would have railings around it. To provide access to this, the existing window and some coursed limestone would be removed to allow a door to be installed.

[1] List Entry Number 1130092 Date first listed: 16 November 1988

12. It is proposed that the extension would be constructed in coursed limestone, with quoin and ashlar parapet detailing. The new openings would be timber framed, and the balustrade wrought iron. This use of materials would relate well to the existing phases of the building, which all use coursed limestone with quoin detailing. The more precisely sized limestone blocks used in the modern extension are clearly distinguishable from the more irregular and rough hewn blocks of the older phases of the dwelling. However, this allows the authenticity of the older phases to be more readily appreciated and so would preserve the special interest of the listed building.

13. The proposed extension would be unashamedly modern in form and appearance with the flat roof, balustrade and use of large elements of glazing. It would also extend the projection of the side gable. This would result in a layout more akin to a courtyard than a long extension as the present layout largely provides for.

14. The works would take place to a modern part of the building and only limited amounts of fabric would be removed. The proposed extension would be subservient to the existing form of the building in terms of scale and height. The balustrade would not be an unduly prominent feature. The works would result in a clear U-shaped courtyard. However, the original plan form would remain readily distinguishable due to the clarity of 33 Duck Street's phased evolution in terms of its materials and form. Given the recent nature of the existing extension, the creation of new, wider openings, would not result in the loss of historic fabric. Set as a domestic extension to a domestic property, there would be no change in how the property is appreciated in views from within the garden which forms its immediate setting or in any longer distance views. The thatched roof would remain visible above the proposed extension and the finer detailing of older parts of the building would not be apparent in longer views in any event.

15. The proposed extension would be set well back from Duck Street. Given this position, the low height of the proposal, boundary treatment to the property and surrounding landscaping, the extension would not be readily visible in the street scene. As a domestic extension, it would be characteristic of the rural, predominantly residential village. While it may be possible to see into the courtyard when the gates serving the property are open, any views would be fleeting as viewers moved through the village.

16. Having considered the proposed works, I conclude they would preserve the Grade II listed building 33 Duck Street or any features of special architectural or historic interest which it possesses. In doing so it would satisfy the requirements of section 16(2) of the Act. They would also preserve the character or appearance of the Elton Conservation Area and would also satisfy the requirements of section s72(1) of the Act

17. Listed building appeals are not subject to section 38(6) of the Planning and Compulsory Purchase Act 2004. Consequently, they do not need to be determined in accordance with the development plan, although relevant provisions can nevertheless be material considerations. In this regard, I note that the proposed works would not conflict with Huntingdonshire's Local Plan to 2036 (May 2019) Policy LP34 of the Local Plan in so far as they seek to protect the significance of designated heritage assets. It would also accord with the provisions within the Framework which seek to conserve and enhance the historic environment.

Conditions

18. The Council has not suggested any conditions, and there is no requirement for me to consult with them on conditions prior to issuing my decision. I have considered the relevant section of the Act in considering which conditions to impose.

19. A standard time commencement condition is necessary to define the terms of the consent. In the interests of preserving the special interest and significance of the listed building, it is necessary for samples of materials to be agreed. A condition specifying the relevant plans is not necessary, as adherence to the plans which accompany the application is part of the formal decision.

Conclusion

20. For the reasons given and subject to conditions, I conclude that the appeal should be allowed.

Jennifer Wallace

INSPECTOR