[redacted]

From: DevelopmentControl
Sent: 18 December 2024 16:16
To: DevelopmentControl
Subject: Comments for Planning Application 24/02118/LBC

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 18/12/2024 4:15 PM from [redacted]

Application Summary

Address:	Public House White Hart 35 High Street Warboys Huntingdon PE28 2TA
Proposal:	Retrospective permission for replacement of an existing asbestoes built function room with new covered seating area.
Case Officer:	[redacted]

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	Mulberry House 37 High Stree[redacted]

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Mulberry House 37 High Street [redacted] 5th December 2024 Planning Application Ref: 24/02118/LBC Dear Sir/Madam I would like to take the opportunity to raise my concerns regarding the demolition and loss of a Grade II Listed Building also within the Conservation area of Warboys. The law provides that

buildings and other structures that are within the curtilage of a listed building are to be treated as part of a listed building. I fully support and understand the need to remove asbestos containing materials, However the village has lost a classic 1940's design pavilion, why the new design could not of incorporated the original steel frame superstructure and non-asbestos like for like materials been used to replace those removed retaining the aesthetics of the original listed pavilion.
Quote Taylor & Co - Design & Access Statement "This was duly completed, and the materials disposed of accordingly. It was decided rather than constructing a direct replacement it was preferred to erect covered seating area with open sides that gave views into the bowling green from the beer garden." By whom was it decided that the Grade II listed building was not to be replaced like for like ? The original Listed function room was contained so to reduce the noise and disturbance impact of noise levels when events were held, now with the new open plan design noise levels are not contained as before. Was there a noise impact assessment conducted ?
Referring to the Biodiversity Checklist "No" was the answer to bats and nesting birds within the building. As a legal requirement by Natural England to conduct a desktop or dusk & dawn ecology survey before demolition of a building, was a bat and nesting bird ecology survey undertaken before demolition ? was a Natural England Licence required ? The demolition took place in the middle of nesting season for birds. All bat species and their roosts are currently protected by law; legislation makes it an offence to destroy, damage or block access to a bat roost, or to deliberately or recklessly disturb, injure or kill any bat.
Within the documents for Application for Planning Permission: Listed Building Consent for alterations, extensions or demolition of a listed building, Permission in Principle is being applied for, Q: "Does the proposal include the partial or total demolition of a listed building ? this has been answered "No" which is incorrect a listed building has been demolished.
Biodiversity and Geological Conservation Q: "Is there a reasonable likelihood of the following being affected adversely" answer is "No" as before was there an ecology survey conducted prior to the listed buildings demolition for bats and nesting birds ?
Whatever action the local council takes to rectify this case moving forward as a minimum double-glazed screens should be installed as a minimum on the full width of the North side overlooking the bowls green to reduce the noise & disturbance impact on the old peoples home and bungalows directly behind the pavilion, including residential homes. The noise and disturbance levels with the new open plan design had a negative impact on our home life which we never had previously with the contained pavilion. No regard for a listed building in a conservation area or noise and disturbance impacts have not been taken into consideration within the design and construction of this building. No thought on how to design out the noise impact has been conducted.

Regards, [redacted]

Kind regards