Application Number: 25/00230/LBC

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

REFUSAL OF LISTED BUILDING CONSENT

Mr Nicolas Tye
Tye Architects
Poplar House
Limbersey Lane
Maulden
MK45 2EA

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

Proposal: Demolition of existing outbuildings and conversion and extension of existing barn to a single self-build dwelling and associated works including the installation of air source heat pumps

Site address: The Barn Garden Farm The Town Great Staughton

Applicant: Mr and Mrs Elizabeth and Murray MacKay

in accordance with your application received on 7th February 2025 and plans (listed below) which form part of the application for the following reason(s)

Plan Type	Reference	Version	Date Received
Elevations	2178_222		18.02.2025
Floor Plan/s	2178_211		18.02.2025
Block Plan	2178_200		18.02.2025
Floor Plan/s	2178_217		18.02.2025
Floor Plan/s	2178_210		18.02.2025
Elevations	2178_221		18.02.2025
Elevations	2178_223		18.02.2025
Roof Plan	2178_212		18.02.2025
Elevations	2178_220		18.02.2025
Plans	2178_216		18.02.2025
Floor Plan/s	2178_215		18.02.2025
Floor Plan/s	2178_218		18.02.2025
Location Plan	2178_000		02.04.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 6th August 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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1. Reason.
   The proposed extensions are not considered to be subservient additions or well-related to the existing building and the use of contemporary architecture in the former farmyard is considered to adversely impact the setting of the Listed Building by introducing a modern domestic character that detracts from the historic agricultural setting of the farmhouse. The loss of ancillary curtilage farm buildings that make a positive contribution to the special historic interest of the listed farmhouse is also unacceptable without clear and convincing justification.

   Accordingly the cumulative impact of the total loss of historic curtilage buildings, harm to the timber framed barn, loss of historic associations and introduction of an overwhelming domestic character to the agricultural setting of the listed farmhouse would not preserve the special architectural and historic interest of Garden Farmhouse or its setting and would not recognise the intrinsic character and beauty of the countryside.

   The level of harm identified is considered to be less than substantial and there are no public benefits which would outweigh the harm identified. As such, the proposed development would be contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP10, LP11, LP12, LP33 and LP34 of Huntingdonshire's Local Plan to 2036, Policies GSNP 7, GSNP 9 and GSNP 10 of the Great Staughton Neighbourhood Plan (Referendum Version), the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework (2024).

2. Reason.
   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).

3. 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:

   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.

C. Kerr

Clara Kerr
Chief Planning Officer

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NOTES

4. 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;

- **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.

5. 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

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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.

6. 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.

C. Kerr

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Chief Planning Officer

Date 6th August 2025

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