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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: 25

Suffix:

Property Name:

Address Line 1: Fox Street

Address Line 2:

Address Line 3: Cambridgeshire

Town/city: Great Gransden

Postcode: SG19 3AA

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

Easting (x): 527090

Northing (y): 255990

Description:

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Hewett

Company Name

Address

Address line 1

25 Fox Street

Address line 2

Address line 3

Town/City

Great Gransden

County

Cambridgeshire

Country

Postcode

SG19 3AA

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

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)

Stone wall demolished, new wall built to front boundary and gates erected

Has the development or work already been started without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

01/03/2020

Has the development or work already been completed without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was completed (date must be pre-application submission)

05/07/2020

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*
- [x] Grade II

Is it an ecclesiastical building?

- [ ] Don't know
- [ ] Yes
- [x] No

Demolition of Listed Building

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

- [ ] Yes
- [x] No

Related Proposals

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

- [x] Yes
- [ ] No

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

24/01235/HHFUL
24/01234/LBC

Immunity from Listing

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

- [ ] Yes
- [x] No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used?

- [x] 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:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Walls - York Stone to a height of 1m

Proposed materials and finishes:
Walls - York Stone to a height of 1m

Type:
Vehicle access and hard standing

Existing materials and finishes:
Gravel with standard brick edges

Proposed materials and finishes:
Limestone sets with 'Easyjoint' (porous/permeable)

Type:
Other

Other (please specify):
Gate

Existing materials and finishes:
n/a

Proposed materials and finishes:
Hardwood electric gate

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

18-1431-01.1 - Original plan
'The Old Fox' front garden - New Plan
Design and Access Statement
Photographs/details of materials

Neighbour and Community Consultation

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

- [x] Yes
- [ ] No

If Yes, please provide details

Neighbours opposite and to the side of the property were consulted and no issues were raised. The Parish Council was also consulted and they had no objections to the proposal.

Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

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

Surname

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

Reference

Attached letter

Date (must be pre-application submission)

01/08/2024

Details of the pre-application advice received

Sally Granshaw wrote to us, regarding the changes made to the property and advised that I submit retrospective LBC and Planning Applications for the work done.
It should be noted that Cambridge County Highways were fully aware and involved with the project and the Parish Council was consulted and they had no objections: they considered the changes to be of benefit to Great Gransden residents. I also consulted by phone with Huntingdonshire District Planning in 2019, who informed me that a planning application was not required. Highways were the ones who needed to be involved.

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

Martin

Surname

Hewett

Declaration Date

16/10/2024

☑ 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

Jason Dixon

Date

16/10/2024