Design and Conservation Consultation

Proposal: Alterations to rear wing	**Location:** Hall Farm, Warboys Road, Bury	
DC Case Officer: Charlotte Dew	**Conservation Officer**: Georgina MacHugh	**Application No**: 25/00931/LBC

The following are internal comments provided by an employee of Huntingdonshire DC for the purpose of consideration by Huntingdonshire DC in assessment and determination of a planning application or applications.

1. Building and Site
Hall Farmhouse is a Grade II Listed Building which stands outside the Ramsey Conservation Area, near its southern edge.

2. Proposal
The applicant proposes to make alterations to the rear wing of Hall Farmhouse.

3. Assessment
The listing describes Hall Farmhouse as a house constructed circa 1860, of gault brick with hipped, slate roof with deep overhang at eaves and saw tooth eaves cornice. The building is of two storeys with a band between storeys and a range of three hung sashes with pilaster strips flanking a central window and double recessed semi circular headed arch to the central doorway. Also described are two original pairs of cast iron piers to the forecourt gates.

A site visit was made on 7/2/25 and Hall Farmhouse was seen to be constructed with a main front wing and two adjoining rear (east) wings parallel to each other and perpendicular to the front wing, all of two storeys, and an adjoining lower rear wing of two distinct parts stepped down to follow the lowering ground levels to the east, also perpendicular to the front wing. The furthest east part of the lower rear wing is the subject of this current application and is in use as a stable and for storage. An enclosed garden stands on the south side of the building with a brick boundary wall which continues to the end of the whole building and the rear wings appear to be of the same construction, style and materials as the main farmhouse.

The eastern end of the rear wing is of one storey to the west increasing to two storeys at the east end because of the lowering ground level. The historic use of this part of the building appears to have been a three bay stables, with a hayloft over a carriage house at the eastern end.

The construction is of buff/pink gault brick in a 3 stretcher to 2 header bond and with a shallow pitched slate hipped roof. A historic stable partition divides the two eastern bays but a modern brick wall has been constructed between them and the western bay to form a garage. The bays have vehicle sized openings in the north

elevation with concrete lintels and a soldier course above and garage doors to east and west bays and the two east bays are in use as a stable.

The hayloft has a timber boarded floor and is open to the rafters of the hipped roof. There are timber steps down to an internal door to the stable and similar steps within the hayloft to a first floor external timber plank door in the east elevation. The space below the hayloft is a single room and the internal brick walls are covered in modern painted grafitti. The simple timber plank first floor door to the hayloft survives but is in a poor condition with broken planks but original hinges. The east elevation also contains a first floor square opening with a simple wooden frame and sill but no window, and a large ground floor opening with a brick voussoir of the same construction as the building. This opening contains a modern garage door with a concrete lintel and contrasting brick infill.

The south elevation of the stables and hayloft is of brickwork with four small, simple, square vent holes in the brickwork at the eaves. The high garden brick boundary wall is keyed into the south side of the east elevation of the stables/hayloft and appears to be a continuous construction with it, and a lower height contrasting modern brick wall abuts the north side of the east elevation.

The applicant proposes to make alterations to the stables, hayloft and carriage house to convert it to residential use.

4. Conclusion

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 210). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset (Para 212) and that any harm to or loss of significance should require clear and convincing justification (Para 213). The NPPF 2024 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use (Para 215). The NPPF 2024 requires that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting and that the detail should be sufficient to understand the potential impact of the proposal on their significance (Para 207

The existing stables, hayloft and carriage house are currently in use as a stables and for storage. There has been some previous alteration to this part of the Listed Building to insert garage doors and an internal modern wall dividing the western bay from the other two bays. To the interior, the walls of the building are of exposed brick, the floors are of brick or loose rubble and the roofs are open to the rafters. There are surviving features - first floor plank door, internal plank door, stable partition.

Proposed alterations

Insulation to walls
The submitted amended proposed drawing (2024/29 Rev 02g) includes annotations describing the insulation of the interior of the external walls which is proposed to be installed using a timber stud wall, set off minimum 25mm from the existing wall, with insulation between the studs.

Floors
Also included are details of proposed alterations to the existing floors. References to future advice of a Structural Engineer indicates that the full impact of these proposed works have not yet been investigated. In addition new concrete floors are proposed but as the existing walls are breathable the addition of concrete is incompatible with the walls and is likely to lead to damp and condensation so is considered harmful to the Listed Building. An alternative flooring material which is compatible with the breathability of the building (such as 'Limecrete' or similar) may be supportable

For that reason although the installation of flooring is considered acceptable in principle, a Condition is recommended for the submission for prior approval of full details of the proposed floors including methodology and materials.

Hayloft
The amended proposed drawing now includes details of the hayloft floor and existing floor joists and floorboards are to be retained and sound insulation mineral wool (SoundBlocker SBQ2 or similar) fitted between the joists.

The details of the proposed works to alter the building to fit proposed new stairs in the hayloft have not yet been submitted so a Condition is recommended for prior approval of full details of the proposed alterations to existing fabric and features including detailed scale elevation and section drawings, methodology and materials.

The proposed partial infilling of the existing first floor doorway to the hayloft should retain the location of the opening as a historic feature of the building by marking the outline of the existing doorway by the installation of a setback of one half a brick around the outline of the existing doorway. An Informative is recommended to this effect, to be added as a requirement of the Listed Building Consent.

Proposed design
The existing stables, hayloft and carriage house is contemporary with the main farmhouse and it contributes to the character and significance of the Listed Building as a historic record of the ancillary use of this part of the building and its association with the main farmhouse. The amended proposed drawing illustrates that windows and doors to the building are proposed to be of a simple design with full height glazing panels to infill the existing vehicle doors and are described as painted timber.

A condition is recommended for full details of proposed doors and windows including section and elevation drawings showing them in reveals.

The stables, hayloft and carriage house has previously been altered with the breaking through of large openings in the north and east elevations, and it is of a simple design and construction with exposed brick walls and rafters internally. This proposal generally retains the appearance of the building and the existing layout and retains the historic stable partition. Therefore, the proposal to convert the existing stables, hayloft and carriage house is considered to preserve the character of the Listed Building and sustain its significance in principle subject to the following Conditions, as explained above:

Conditions/Informative
No works, hereby approved, shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

1) *submission for prior approval of full details of the floors to be installed including methodology and materials such materials are to be of a breathable material compatible with the existing walls of the building.*

2) *prior approval of full details of the installation of the new staircase in the hayloft proposed alterations to existing fabric and features including detailed scale elevation and section drawings, methodology and materials.*

3) *A condition is recommended for full details of proposed doors and windows including section and elevation drawings to include reveals, sills and lintels.*

Reason: To avoid harm to the special interest and to safeguard the character of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

4) *An Informative is recommended stating that the proposed partial infilling of the existing first floor doorway to the hayloft should retain the appearance of this historic feature of the building by marking the outline of the existing doorway with a setback of one half a brick within the brickwork infill of the existing doorway.*

RECOMMENDATION: To support the proposal with Conditions as above.
Signed: Georgina MacHugh (Conservation Officer, Hunts DC)
Date: 24/9/25

For the avoidance of doubt this recommendation carries considerable weight in the determination of this application, this is a legal duty. Should the case officer consider that this recommendation should be altered then this application must be referred to the Planning Strategic Forum for senior officer consideration, this must include conservation representation. These comments are made without prejudice to the eventual determination of any application that may be submitted.