Design and Conservation Consultation

Proposal c/u of office and storage spaces to form 4 bedrooms and internal alterations		Location Old Bridge Hotel 1 High Street Huntingdon
Dc case officer: KS	**Conservation Officer:** LB	**Application Ref.No: 25/01065/FUL (2)** 25/01066/LBC (2)

This is the second set of comments following the submission of additional details and evidence 29/7/25

Revised floor plan 13 RevB

Door schedule and door details drwg 16 – section through proposed door acceptable

D4 replaced with new 6 panel door

D5 replaced with new 6 panel door

D10 -D14 new 4 panel doors

Also engineers drawing dated 27 June 2024 11641/SK01

The Old Bridge Hotel is a grade ii listed building located within the Huntingdon Conservation Area.

This application seeks consent for a programme of works to the interior of the building to form an additional 4 ground floor bedrooms from office and store rooms.

The rooms retain some historic features including fireplaces skirtings and cornices. No works are proposed to the windows ceilings or floors unless indicated below.

Bed 1

- Construction of partition in alcove to the chimney breast - accept
- Door removed and infill wall constructed, The Architrave should be retained on the corridor side of the partition – the drawings should be amended to include this amendment now included
- Partitions constructed to form ensuite, fan units will be installed in the ceiling above – It is unclear what are the implications of the fan units, further details are required, are they linked to extract units in which case details are required condition
- Open up fireplace and insert new surround and mantel – condition, 1:10 elevation required condition
- Whilst not mentioned the existing firedoor is to be replaced – a schedule of all doors to be replaced should be provided, the schedule should include the detailed design of the proposed doors amendment now included
- Lath and plaster ceiling will need to be made good following removal of existing strip lighting – this methodology can be condition condition

Bed 2

- New ensuite with partitions constructed to RHS of existing fireplace, existing dividing wall to be removed. fan units will be installed in the ceiling above – condition link to extract unit as per above. The position of the partition appears to impinge upon the reveal of the window, this may be a drafting error but clarity on the exact position of the partition should be sought amendment now included

- New toilet with partitions constructed to LHS of existing fireplace
- Built in cupboards
- Fireplace opened up - condition, 1:10 elevation required condition
- Existing glazed entrance to room part blocked up and new door inserted – condition door as per above
- This room has decorative cornicing which will be affected by the new partitions – details of the impact of the partitions on this coving is required,I expect them to be retained in situ and the partitions scribed around them, but is this cornice repeated on the external face of the new partitions – the drawings should be annotated accordingly amendment now included
- Lath and plaster ceiling will need to be made good following removal of existing strip lighting – condition as per above condition

Bed 3

- Partition constructed across a section of the room to form an ensuite fan units will be installed in the ceiling above – condition link to extract unit as per above condition
- This room has decorative cornicing which will be affected by the new partitions, on site it was suggested that the ensuite should be treated as a pod within the room allowing the full extent of the ceiling to be viewed passing above it. Further detailed drawings required amendment now included
- The bed will be positioned across the chimney and fitted shelves installed in the lhs alcove
- Whilst not mentioned the existing firedoor is to be replaced – condition amendment now included no condition required
- Lath and plaster ceiling will need to be made good following removal of existing strip lighting – methodology conditioned condition

Bed 4

- The existing fireplace and range will be retained as a feature in this room, the bathroom will be formed in an adjacent room, this will necessitate the loss of part of the wall and the relocation of the access door, this is acceptable

Corridor adjacent bed1,2,3

- Taking down of existing modern ceiling, this enable the original lath and plaster ceiling to be exposed. Damage to the ceiling is to be made good in matching materials and a scheme for the relocation of the existing cabling is required – this can be the subject of a condition

Cellar

- It is apparent that works to the ceiling and walls have been undertaken to the cellar, the applicant may wish to regularise these alterations by applying for consent. Still outstanding to be the subject of a separate application, works will remain unauthorised until consent granted
- Drainage from new bathrooms will be ducted into the cellar, please rerun current sump pump drainage to same manhole and remove the pipework from the street drain. Still outstanding

Removal of wall between function rooms and insertion of steps to address level change

- These works will result in the removal of a large section of original external wall and **are only shown as an annotation on the existing floor plan**. The applicant has been advised that there is insufficient information to enable an assessment of this work to be undertaken. I have suggested that a small area of opening up works are carried out so that we are aware of the walls construction and that engineers drawings are submitted as supporting steels will be required .

  Opening up works were undertaken and details of the proposed structural works have been submitted. No substantial historic fabric was identified in the areas opened up. For the avoidance of doubt the engineers drawing indicates a second wall to be removed, this is not supported and needs to be removed from the proposed drawing.

Additional improvements –Relocation of Emergency light unit to front steps sought, this does not have the benefit of consent Still outstanding, note intention to remove but remains unauthorised.

There is a lack of information regarding specific aspects of the proposals, in particular the works to the wall between the function rooms which can not be addressed by condition. This has now been provided

Aspects of the work which could be conditioned are indicated above, at this stage the applicant should be invited to provide this additional information so that conditions can be avoided where possible.

Proposed schedule of works to the doors now considered acceptable

Conditions.

1. No work shall commence on the installation of any fan units or air conditioning units associated with the rooms covered by this consent, until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:
(a) precise details of the size design and location of the units both internally and external to the building and details of the proposed connections and ducting to the units
The works shall be carried out in accordance with the agreed details**.**

2. No works shall commence on the installation or opening up of the proposed Fireplaces to bedroom 1 or bedroom 2 until a schedule of works has been submitted and including a 1:10 scaled drawing of the proposed fireplace and any fire surround have been submitted for the prior, written approval of the Local Planning Authority:
The works shall be carried out in accordance with the agreed details**.**

3. No works shall be undertaken to any lath and plaster ceiling until a methodology strategy for the repair and consolidation of the ceilings has been submitted for the prior, written approval of the Local Planning Authority:
The methodology shall identify areas of the ceiling to be repaired , details of the materials and techniques to be employed in the repair work and details of the relocation of any existing cabling or duct work.
The works shall be carried out in accordance with the agreed details

Recommendation:.

No harm to the special architectural and historic interest of the listed building
Approve subject to conditions

Signed……L.B Date: 25 July 2025 LB 16 September 2025