Application Number: 25/00901/LBC

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

LISTED BUILDING CONSENT

Ms Judith Brear
Freeman Brear Architects llp
29 High Street Back
Ely
CB7 4HW

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

Proposal: Construction of porch and oak frame conservatory linking house and annexe

Site address: 58 High Street Abbotsley St Neots PE19 6UE

Applicant: Mr and Mrs Timothy Wass

in accordance with your application received on 19th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Elevations	(D)202 Rev A	Proposed	20.05.2025
Block Plan	(D)200 Rev A	Proposed	20.05.2025
Elevations	(D)203 Rev B	Proposed	27.06.2025
Section	204	Proposed	27.06.2025
Floor plans and Elevations	(D)201 Rev B	Proposed	27.06.2025
Location Plan	Location Plan		19.05.2025

Subject to the following condition/s.

1. Condition.
   The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

C. Kerr

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council

Date 14th July 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

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www.huntingdonshire.gov.uk

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Condition.
The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Condition.
The materials to be used in the proposed works hereby permitted shall be as detailed in the accompanying Application Form Part "Materials" received by the Local Planning Authority on the 19th May 2025 and in accordance with the approved plans received by the Local Planning Authority on the 27th June 2025 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area and in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019).

4. Condition.
Prior to the commencement of the proposed extension, a detailed drawing at a scale of 1:10 shall be submitted to the Local Planning Authority (LPA) for approval. This drawing must clearly illustrate the construction details of the proposed junction between the new link and the principal listed building. It should include:
   - The extent of render to be removed; and a specification for the replacement render
   - Details of any flashing;
   - Any proposed alterations to the building's existing timber frame.

In addition, the submission must include both elevational and sectional construction details of the new window proposed to replace the existing bay window, as well as a full specification for the replacement render.
No works shall proceed until written approval has been granted by the LPA, and all works must be carried out strictly in accordance with the approved details.

Reason: In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest and in accordance with LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019).

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5. Condition.
   No works above slab level shall commence, until a sample of the proposed slate roof tile for use in the construction of the works hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

   Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

6. 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.

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NOTES

7. 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.

8. Note to applicant.
Listed Buildings

Your attention is drawn to the fact that;

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Works of alteration or extension of a listed building are only authorised if Listed Building Consent has been granted by Huntingdonshire District Council for the works detailed in the application AND all of the conditions attached to this Consent have been approved.

No works affecting the special architectural or historic interest of the building may be executed until this authorisation has been fully approved.

A person contravening this requirement shall be guilty of a criminal offence and may be prosecuted. This may result in a period of imprisonment and /or fine

9. 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 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.

10. 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.

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