Application Number: 25/00623/LBC

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

REFUSAL OF LISTED BUILDING CONSENT

Mr Peter Prescott
PJP Architect
School House
Park Road
Melchbourne
MK44 1BB

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

Proposal: Two storey rear extension

Site address: 35 Main Road Stonely St Neots PE19 5EH

Applicant: Addison@live

in accordance with your application received on 31st March 2025 and plans (listed below) which form part of the application for the following reason(s)

Plan Type	Reference	Version	Date Received
Floor Plan/s	PL006 Rev A		03.04.2025
Site Plan	PL005 Rev A		03.04.2025
Elevations	PL007 Rev A		03.04.2025
Location Plan	PL001		31.03.2025

1. Reason.
   The proposed extension is not considered to be a subservient addition to the main dwellinghouse and would result in the addition of substantial massing to the historic form of the building, visually reducing the significance of the Georgian cottage by overwhelming it and undermining its listed stated as the primary element in the built form. The design of the proposed extension is also considered to result in harm to the significance of the heritage asset and the dominance of the extension is accentuated by the use of contemporary materials, which highlight the excessive scale and massing of the extension. Accordingly the proposals do not respect nor preserve the historic character of the listed building. The level of harm identified is considered to be less than substantial

C. Kerr

Clara Kerr
Chief Planning Officer

Date 28th August 2025

Huntingdonshire DISTRICT COUNCIL

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

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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 LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and Section 16 of the National Planning Policy Framework (2024).

2. 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

3. 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.

4. 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

C. Kerr

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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.

5. 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

Clara Kerr
Chief Planning Officer

Date 28th August 2025

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