PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

LISTED BUILDING CONSENT

Mr Basil Samila
Headley Stokes Associates
Ferrar House
70 High Street
Huntingdon
PE29 3DL

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

Proposal: Conversion and Alteration of Building to Residential Use

Site address: All Saints Church Denton Road Denton

Applicant: Ely Diocesan Ely Diocesan Board of Finance

in accordance with your application received on 17th December 2024 and plans (listed below) which form part of the application

C. Kerr

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council

Date 2nd April 2025

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

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Plan Type	Reference	Version	Date Received
Block Plan	1775/6/02A		17.12.2024
Section	1775/6/15		17.12.2024
ground plan	1775/6/06		17.12.2024
Section	1775/6/12		17.12.2024
Section	1775/6/13		17.12.2024
Location Plan	1775/6/01		17.12.2024
Elevations	1775/6/08		17.12.2024
Details	1775/6/11		17.12.2024
Details	1775/6/16		17.12.2024
Section	1775/6/10		17.12.2024
Floor Plan/s	1775/06/21A		17.12.2024
Floor Plan/s	1775/6/07		17.12.2024
porch elevations	1775/6/14		17.12.2024
Site Plan	1775/6/04A		17.12.2024

Subject to the following condition/s.

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1. Condition.

   This Listed Building Consent is granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date of this consent.

   Reason: The time limit condition is imposed to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

2. Condition.

   Notwithstanding details required by any other condtions of this consent, 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 to ensure that the development is carried out in accordance with the approved plans.

3. Condition.

   Notwithstanding details required under other conditions of this consent, the materials to be used in the external construction of the development, hereby permitted, shall be as detailed in the submitted application form received by the Local Planning Authority (LPA) on the 17th of December 2024 and as shown on the approved plans listed in the table above unless otherwise agreed in writing by the LPA.

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This is with the exception of the roofing materials which shall be Collyweston Slate as detailed in the email received by the agent dated 2nd of April 2025 and published on the planning file.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider countryside or cause harm to a building of special architectural or historical significance in accordance with Policies LP10, LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

4. Condition.

   Prior to installation of the proposed front and back doors, joinery details (at a scale of 1:2 or 1:5 as appropriate) of the new doors to include sections and elevations shall be submitted to the Local Authority for approval in writing and thereafter the doors shall be constructed and installed in accordance with the approved details.

   Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider countryside or cause harm to a building of special architectural or historical significance in accordance with Policies LP10, LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

5. Condition.

   Prior to the installation of new glazing within the existing windows a detailed survey of the condition of the windows shall be undertaken and subsequently a methodology for installing the new glazing,

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including annotated scale drawings, shall be submitted to and approved in writing by the LPA. The new glazing shall be installed according to the approved methodology.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider countryside or cause harm to a building of special architectural or historical significance in accordance with Policies LP10, LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

6. Condition.

   Prior to the commencement of internal works, details of the proposed internal plasterwork which includes the mix ratio of constituent parts along with proposed finishes shall be submitted to the Local Planning Authority (LPA) for approval in writing and thereafter the internal works shall be carried out and retained in accordance with the approved details.

   Reason: To prevent harm to a building of special architectural or historical significance in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

7. Condition.

   Prior to the commencement of repair works to the bell tower, full construction and repair details of the masonry, roof and bell loft floor structures, to include retention of original timber and proposed replacement timbers, shall be submitted to the Local Planning Authority (LPA) for approval in writing and thereafter the works to the bell tower shall be carried out and retained in accordance with the approved construction and repair details.

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8. Condition.

   Prior to the commencement of repairs to the chancel and nave fabric a schedule of repairs shall be submitted to the Local Planning Authority (LPA) for approval in writing and thereafter the repairs to the chancel and nave shall be carried out and retained in accordance with the approved schedule of repairs.

   Reason: To prevent harm to a building of special architectural or historical significance in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

9. Condition.

   Prior to the construction of the roof of the nave and chancel or any parts thereof, full construction drawings to include plans and sections at a scale of 1:5 or 1:10 as appropriate shall be submitted to the Local Planning Authority (LPA) for approval in writing. The drawings shall include a plan of the proposed roof structure and sections which shall show:

   a. The areas where the new roof structure meets the existing church fabric,

   b. the location and details of wall plates,

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c. the detailed construction of the dormer windows,

d. a specification of the proposed materials to be used in the construction of the roof,

e. a methodology statement indicating the proposed fixing of the roof to the existing fabric of the nave and chancel.

Thereafter the construction of the nave and chancel roof and dormers shall be carried out and retained in accordance with the approved construction drawings.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider countryside or cause harm to a building of special architectural or historical significance in accordance with Policies LP10, LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

10. Condition.

Prior to installing the floors within the nave, construction details of the new floors and the method of securing them to the existing fabric of the nave and to ground level deposits within the church shall be submitted to the Local Planning Authority (LPA) for approval in writing and thereafter the construction of the floors shall be carried out and retained in accordance with the approved construction details.

Reason: To prevent harm to a building of special architectural or historical significance in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

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11. Condition.

No works above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained within the Preliminary Ecological Appraisal, Version 1 and Bat Surveys prepared by Samsara Ecology, dated November 2023 and September 2024 respectively and received by the Local Planning Authority (LPA) on the 17th of December 2024 will be carried out has been submitted to and approved in writing by the LPA. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

12. 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.

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In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

13. Note to applicant.

For the avoidance of doubt, failure to comply with a condition associated with the grant of Listed Building Consent is a criminal offence, it is therefore important that the conditions above are discharged before the aspect of the work that they cover are undertaken

14. Note to applicant.

Listed building consent is hereby granted for the works detailed in this application. The undertaking of any works that fall outside the details of this application are not authorised and may be the subject of enforcement action

NOTES

15. 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;

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- **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.

16. 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

17. 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.

18. 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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