Planning Statement and Heritage Impact Statement
September 2024

47 Main Street
Yaxley
PE7 3LZ

For and on Behalf of
Ms S Ripley

Listed Building Consent



Existing Outbuildings. 47 Main Street, Yaxley.

Proposal

The proposal forming this application for Listed Building Consent consists of the dismantling and reconstruction of 2no outbuildings to the rear of no 47 Main Street, Yaxley. The existing outbuildings show a number of structural failings currently and have concrete floors laid to varying falls. Neither building is watertight. All these factors mean the buildings are currently unusable for useful storage purposes and are deteriorating in condition.

Existing Site

The outbuildings are to the rear of no 47 Main Street which is Grade II Listed (listing details below) and sits within the Yaxley Conservation Area.

The house is Grade II Listed due to its special architectural or historic interest: (first listed 20-May-1994: list entry no 1238194)

The Historic England listing details the following:

YAXLEY MAIN STREET TL 1892 1245- /18/10002 No.47 GV II

House. Mid C18 with mid C19 alterations. Red and buff brick with stone plinth, part concreted. Roof is thatch to front and of Roman tiles and pantiles to rear. Brick end stacks. L-plan with rear wing to left. Single storey and attic; 2-window range of horned sashes with margin glazing bars in narrowed openings. Similar eyebrow dormers above. Central part-glazed door also in a narrowed opening. Door, blocked window and gabled dormer to rear with 3-light casement and gabled dormer on rear wing which continues on in a section at present roofless, and whose rear wall is of coursed stone rubble. INTERIOR. Main range has boxed beams and 2 winder stairs. Open fireplace and hood, the fireplace blocked but the bressummer visible. Brick floors and wide boards to the attic floor. Roof not visible. Rear range has ceiling beam with ledged stops to the chamfers and open fireplace.

The following planning applications are recorded on the Huntingdonshire District Council website which relate to 47 Main Street:

8902226OUT | Erect six dwellings, 47 Main Street, Yaxley - Refused

9001445OUT | Alterations and extensions to create three dwellings 47, Main Street, Yaxley – Approved

9301510OUT | Alterations and extensions to form three dwellings 47, Main Street, Yaxley – Withdrawn

9501079LBC | Rebuild gable wall and chimney stack. 47 Main Street Yaxley – Approved

9911600LBC | Part demolition of rear wing | 47 Main Street Yaxley - Approved

0402941LBC | Part demolition of dwelling | 47 Main Street Yaxley - Approved

0403349FUL | Extension and alterations to dwelling | 47 Main Street Yaxley – Approved

0403547LBC | Extension and alterations to dwelling | 47 Main Street Yaxley - Approved

Use

The two existing outbuildings have recently been obtained by the current owner of no 47 Main Street. They have been used for occasional/long term storage. It is proposed that they will continue to be used as outbuildings for storage as the house has no garage or suitable outdoor space for a shed.

Amount

There will be no difference in the amount of development as the outbuildings will not be altered in size as a result of the proposed works.

Layout

The general layout of the buildings will remain unchanged. There will be some minor changes to the internal layout (the removal of a dividing wall) and some reconfiguration of the front elevations as a result of the rebuild.

Scale

The scale of the outbuildings will remain as existing as there are no changes to the size of the buildings.

Landscaping

There will be minimal impact on the immediate landscaping surrounding the proposal. To the front the garden will be landscaped with slabs to create a patio area.

Appearance

The reconstruction of the outbuildings will be completed to ensure that the new works will match the existing buildings. The existing bricks will be reclaimed following the dismantling of the existing buildings. Any shortfall will be made up with like for like reclaimed bricks. Roof tiles will be salvaged for reuse. The owner has access to matching roof tiles for any shortfall. It is intended that the external walls will be constructed in cavity wall construction with the outer leaf using snapped headers to mimic the existing brick bond with a lime mortar mix.
As noted earlier the front elevation of the outbuildings will be a variation of the existing with timber framing and timber doors which can close off the space.

Access

General access to the outbuildings will be unaltered.

Conclusion

For the outbuildings to have an effective longer term use they require rebuilding and the proposals within this submission put forward an appropriate and sensitive solution. When completed they will compliment the existing listed house and wider conservation area whilst providing useful outbuildings for the current owner of no 47 Main Street, Yaxley.

Heritage Impact Statement

The proposal which forms this planning submission, the reconstruction of the existing outbuildings, looks to be a sympathetic and sensitive proposition.

As described the proposed works do not look to alter the scale or materiality of the current outbuildings and, as such, it can be considered that the visual appearance will be unaltered. The proposal does not look to impact the historic fabric of the listed building.

It is acknowledged that there are a number of listed buildings within the proximity of no 47 Main Street. These include The Church of St Bartholomew to the east, no 50 Main Street and The Parish Hall to the north. All of these buildings are similarly Grade II Listed. None of these buildings have direct views of the proposed works.

As can be seen above the proposals forming this planning submission are sensitive and appropriate to the listed building. There will be no changes to the historic fabric of the building. The proposals will not impact the wider conservation area or heritage assets within close proximity.

Jon Richards Architectural Design
Jasmine House
1 Red House Paddock
Tallington PE9 4RG

info@jrad.co.uk
www.jrad.co.uk
+44 (0) 7970 288376