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25/00427/LBC
Listed Building Consent – **discharge of conditions**

Site Address: Home Farm, 10 East Street, Great Gransden Cambridgeshire SG19 3AB
Local Authority: Huntingdonshire District Council
Date: May 2025

1.0 Introduction: This application is to discharge 2 no. conditions on application 25/00427/LBC in relation to repointing and replacement rainwater goods to 10 East Street, Great Gransden, SG19 3AB.

1.2 10 East Street, known as *Home Farm,* or '*Home Farmhouse'* in the List entry no. 1211124, is a Grade-II Listed detached farmhouse. The house sits to the eastern side of the village centre, and to the northern edge of its c. 0.9 acre plot. The surrounding gardens, mostly laid to lawn with mature trees and natural pond, includes several outbuildings: a brick potting shed, mid C20th timber-frame garage to the East Street elevation, and timber framed stables and barn garage structures to the south eastern boundary. The site is within the Great Gransden Conservation Area.



Figure 01: Front north-east elevation as viewed from East Street.



Figure 02: Aerial photograph of the site

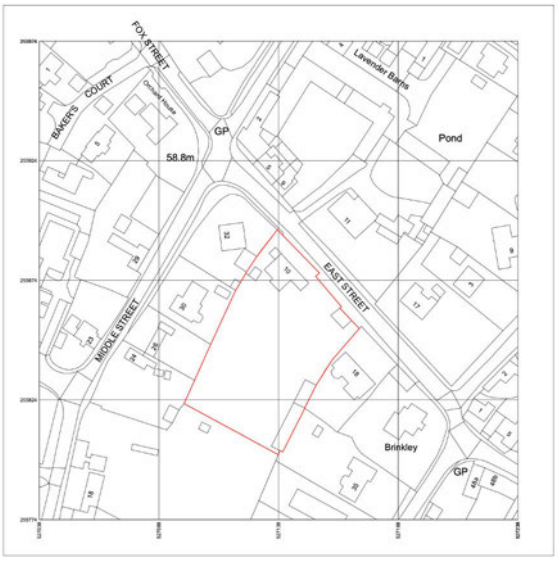

Figure 03: location plan

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2.0 Condition No. 03:

Prior to repointing works commencing, details shall be submitted to the LPA for approval on the proposed repointing of the existing brickwork. The details shall include a specification of the mix and a methodology setting out how the brickwork of the chimney stack is to be raked out and repointed and the finished style of the repointing.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

2.1 Scaffolding will be erected to the full property, with no fixings in to the building fabric. Towers erected to access chimney stacks with appropriate protection of existing roof surfaces.

2.2 Existing pointing will be raked out by hand using appropriate hook and chisel hand tools, to a depth at least twice that of the mortar joint width. Care taken to avoid damage to brickwork and ensure stability of the stack whilst works are undertaken. New mortar to be applied with composition 1:3 lime putty to sharp sand mix to create a non-hydraulic lime mortar. The finish will be full, flush pointing to match the existing and in accordance with Historic England and SPAB recommendations.

3.0 Condition No. 4:

No rainwater goods shall be installed until a sample has been submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall thereafter be installed and retained 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 in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

3.1 The proposed rainwater goods, as detailed in the planning and heritage statement accompanying the original application, are to be Brett Martin '*Cascade*' cast-iron effect rainwater goods using 115mm round DeepFlow guttering and 105mm round downpipes, finished in *Chartwell Green* to complement the existing green detailing on the property (rainwater goods and external timber beading).

Link to product information:

https://www.brettmartin.com/plumbing-drainage/our-products/product/cascade-cast-iron-effect-rainwater

SEE APPENDIX AND ADDITIONAL INFORMATION FOR FURTHER PRODUCT DETAILS BELOW.

4.0 APPENDIX:

SEE ACCOMPANYING PRODUCT SPECIFICATION BROCHURE



Figure 04: Example of *Cascade* cast-iron effect Brett Martin DeepFlow guttering and downpipes with bracket detail in Chartwell Green



Figure 05: Example of *Cascade* cast-iron effect Brett Martin hopper (N.B. to be in *Chartwell Green* to match other rainwater goods)