OFFICER REPORT

Case No: 25/00931/LBC Listed Building Consent

Proposal: Listed Building Consent for conversion of outbuilding to residential

Location: Hall Farm Warboys Road Bury

Applicant: Mr Peter Horsford

Grid Ref: 528870 283549

DESCRIPTION OF SITE AND APPLICATION

This application concerns Hall Farmhouse, a Grade II listed building located off Warboys Road, to the south of the built-up area of Bury. Although the property lies outside the Ramsey Conservation Area, it is situated close to its southern boundary.

This application seeks Listed Building Consent for the proposed conversion of the rear wing of Hall Farmhouse into a residential dwellinghouse. The rear wing of the building comprises of stables and hayloft and historic features of this outbuilding include first floor plank door, internal plank door, stable partition. The proposal seeks alterations to the listed building including internal insulation of external walls using timber studwork with insulation between studs; replacement of existing floors with new materials, including concrete; retention of hayloft joists and floorboards with mineral wool insulation between; partial infilling of the hayloft doorway with a setback to mark its original outline; and installation of new painted timber windows and doors with full-height glazing panels.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (12th December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* making effective use of land
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment;

Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP2: Strategy for Development
LP11: Design Context
LP12: Design Implementation
LP30: Biodiversity and Geodiversity
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY
25/00930/FUL- Conversion of outbuilding to residential - Pending consideration.

24/01784/LBC- Conversion of outbuilding to residential- Withdrawn.

8700538LBC- Patio window- Consent

CONSULTATIONS
Bury Parish Council- No comment at the time of determination.

HDC Conservation Team - No objection. The Conservation Officer notes that the stables, hayloft, and carriage house have previously been altered with large openings in the north and east elevations, and are of simple construction with exposed brick and rafters. The current proposal largely retains the building's external appearance, internal layout, and historic stable partition, and is therefore considered to preserve the character and sustain the significance of the Listed Building in principle, subject to specific conditions.

REPRESENTATIONS
No third-party representations were received in support of or objection to the proposed alterations to the listed building at the time of determination.

SUMMARY OF ISSUES
As detailed above the proposal seeks to convert the stables and hayloft of the listed building to a dwellinghouse which would require the following alterations: internal insulation of external walls using timber studwork with insulation between studs; replacement of existing floors with new materials, including concrete; retention of hayloft joists and floorboards with mineral wool insulation between; partial infilling of the hayloft doorway with a setback to mark its original outline; and installation of new painted timber windows and doors with full-height glazing panels.

The main issues to consider in the determination of this application are whether the proposed works listed above would harm the listed building, its special architectural and historical features and/or its setting. Furthermore, given the proposed works seek to alter the stable, consideration shall be made as to whether the proposed works would pose harm to protected species such as bats.

*Impact on Heritage Assets
This application relates to Hall Farmhouse, a Grade II listed building located off Warboys Road, to the south of the built-up area of Bury. Although the property lies outside the Ramsey Conservation Area, it is situated close to its southern boundary. As such the Local Planning Authority have a statutory duty to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 16(2) of the Planning (LBCA) Act 1990 (as amended)).

Para. 212 of the NPPF 2024 sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's

conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification…'.

Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.

Hall Farmhouse is a Grade II listed building dating from around 1860, constructed of gault brick with a hipped slate roof, deep eaves overhang, and saw-tooth cornice. It features two storeys with sash windows, pilaster strips, and a distinctive arched central doorway. The property includes original cast iron piers at the forecourt gates and comprises a main front wing with two parallel rear wings and a stepped-down rear wing following the sloping ground to the east.

The hayloft and stables subject of this application, are located at the eastern end of the rear wing, are built in matching materials and style, with a shallow hipped slate roof and historic stable partitions. The hayloft retains its timber floor and roof structure, accessed via internal and external timber steps, though the external door is in poor condition. The space below includes graffiti-covered walls and a modern garage door. The south elevation features small vent holes and a high brick garden wall that appears original, while a modern wall abuts the north side.

The existing stables, hayloft, and carriage house are currently used as a stable and for storage, with previous alterations including garage doors and a modern internal wall dividing the bays. Internally, the building features exposed brick walls, brick or rubble floors, and open rafter roofs, with surviving historic elements such as a first-floor plank door, internal plank door, and stable partition.

The application is accompanied with drawing number Dwg non 2024/29 Rev 02g which details the following alterations to the stable/hayloft.

Flooring
New concrete floors are proposed; however, the Conservation Officer has raised concerns that concrete is incompatible with the building's breathable walls and may lead to damp and condensation, making it potentially harmful to the Listed Building. While the installation of new flooring is acceptable in principle, it is subject to a condition requiring the submission of full details, including methodology and consideration of alternative breathable materials.

Hayloft
The submitted details confirm that the hayloft floor, including existing joists and floorboards, will be retained, with mineral wool sound insulation (e.g., SoundBlocker SBQ2) fitted between the joists, and this approach considered acceptable by the Conservation Officer. While new stairs are proposed within the hayloft, no details have been provided on how the building would be altered to accommodate them; therefore, a condition is recommended requiring scaled elevations, sectional drawings, methodology, and material specifications prior to any works. Additionally, the proposal to partially infill the existing first-floor hayloft doorway are considered to preserve its historic location by marking the outline with a half-brick setback, and an informative is recommended to secure this as part of the Listed Building Consent.

Proposed design
The Conservation Officer notes that the existing stables, hayloft, and carriage house are contemporary with the main farmhouse and contribute significantly to the character and historic value of the Listed Building, reflecting its ancillary use and association with the farmhouse. The amended drawings propose simple painted timber windows and doors, with full-height glazing panels to infill the existing vehicle openings. A condition is recommended requiring the submission of full details of the proposed doors and windows, including section and elevation drawings showing their placement within reveals.

The Conservation Officer notes that the stables, hayloft, and carriage house have previously been altered through the insertion of large openings in the north and east elevations. Despite these changes, the building remains of simple design and construction, with exposed brick walls and rafters internally. In light of the above considerations, the Conservation Officer is satisfied that the proposal largely retains the building's external appearance and internal layout, including the historic stable partition. Accordingly, the proposed conversion is considered to preserve the character and sustain the significance of the Listed Building in principle, subject to the recommended conditions.

*Ecology
Regulation 9 of the Conservation of Habitats and Species Regulations 2017 imposes a duty to consider relevant Directives and whether there is a reasonable likelihood of Protected Species being present and affected by a proposal. This statutory provision is reflected in Local Plan Policy LP 30 whereby it is stated that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated.

The application is accompanied with a Preliminary Roost Assessment (PRA) dated September 2024. The PRA was conducted at Hall Farm, Bury, for the proposed conversion of a brick barn (B1) into a single dwelling. The desk study found no protected species on-site but identified seven bat species within 2km, with a nearby EPS mitigation license. The site lies within an SSSI Impact Risk Zone but does not trigger further consultation with Natural England. The PRA found no evidence of bat activity. The building is well-sealed and lacks suitable roosting conditions, though the hayloft offers potential access and shelter. Overall, the building is assessed as having negligible to low bat interest, and no further bat surveys are recommended. Precautionary measures are however recommended in the report, daylight working hours, and sensitive lighting strategies.

The proposed works are therefore not considered to pose harm to protected species and accords with Policy LP 30 of the Huntingdonshire Local Plan to 2036.

*Conclusion
The proposed development is considered to be compliant with the relevant national and local policy as:
* The principle of conversion is supported. Although the stables, hayloft, and carriage house have previously been altered with large openings in the north and east elevations, the current proposal largely retains the building's external appearance, internal layout, and historic stable partition. As such, it is considered to preserve the character and sustain the significance of the Listed Building in principle, subject to specific conditions. The proposed works are sympathetic to the building's architectural and historic features and are not considered to result in harm. The proposal is therefore considered compliant with Policy LP34 of Huntingdonshire's Local Plan to 2036 and the provisions of the National Planning Policy Framework (NPPF, 2024).

*The proposed works are not considered to pose harm to protected species and accords with Policy LP 30 of the Huntingdonshire Local Plan to 2036.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that listed building consent is granted.

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CONTACT OFFICER:
Enquiries about this report to **Charlotte Dew**