Sophie Miller

From: Nick Armour
Sent: 26 March 2025 13:47
To: Olivia Manton
Cc: DMAdmin
Subject: Conservation Comments for application 24/02196/LBC - Green Man PH, The Avenue, Leighton Bromswold.

Hi Olivia,

I have assessed application 24/02196/LBC for alterations to Green Man PH, The Avenue, Leighton Bromswold which is a Grade II listed building located within the Leighton Bromswold Conservation Area.

Significance

The Green Man Public House was listed in 1987. It was initially constructed in the 17th Century as a timber framed building probably of three bays with an H-plan stack. The building was substantially rebuilt in the early 18th Century. There is a date stone in the main stack which is very weathered but which appears to read 1725, which would correspond to the age of the soft red brick from which the main part of the building is constructed. Parts of the original framing remain in situ and timbers have also been reused in the later rebuild. The two storey cross wing to the west and attached single storey range appear to date to the 19th Century. There is a large barn to the south of the main building which in 1887 appears to have formed part of a large ancillary yard to the south of the Inn but which is now joined to it by a modern extension housing the toilets.

Proposed Works – as listed in D&A/Heritage Statement

1) Block up existing doorway adjacent to toilets and insert window. The door is modern and the doorway is located in a modern extension. The proposal will not harm the special interest of the listed building.
2) New doorway behind bar. The proposed doorway is located in a modern extension. The proposal will not harm the special interest of the listed building.
3) Replace existing patio doors with window. The patio doors are modern but are located in the 19th Century cross wing. The proposal will not harm the special interest of the listed building.
4) Alter kitchen window into doorway. This is a modern window within an ancillary 19th Century wing to the main building. The proposal will not harm the special interest of the listed building.
5) Remove internal wall in storeroom. The partition wall is located in the southern gable end of the 19th Century ancillary wing. The wall subdivides a large room that originally had two doorways leading into it which likely indicates that it was originally a stable. The elevation facing into the back yard area has a number of blocked apertures for doors and windows which suggest this entire single storey wing was stabling, a common feature of an Inn. The partition butts against the original gable and therefore is a later insertion. Removing this masonry will not harm the special interest of the listed building.

Discussion

The proposed works will not harm the significance of the listed building or impact the character and appearance of the conservation area. The proposed new windows and doors are modern uPVC which would be unacceptable in most listed buildings. However all the other windows are modern uPVC and have been since the building was first photographed just after listing. The list description only mentions two windows that could be original and it seems plausible that all the windows were changed between the time the building was first surveyed and when it was listed in 1987. Flush fitting timber casement and doors would be preferable but under these exceptional circumstances it would be hard to sustain an objection to the application based on the proposed windows alone.

Conclusion

I have no objections to this application. Sufficient details have been submitted that a condition is not considered necessary.

Many thanks,

Nick.

Nick Armour

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You are advised that to undertake work to a listed building without listed building consent (or the undertaking of work without the prior discharge of conditions attached to a listed building consent) is a criminal offence under the Planning (Listed Buildings and Conservation Areas Act) 1990. These works may lead to the Council instigating a prosecution or enforcement action against you.

Please be aware that the comments contained within this Email represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to the eventual determination of any application that may be submitted.