Our Ref: 25/80187/COND
Your Ref: DoC Audley Barns

23 February 2026

Mr Charles Worthington
Lowden Construction Ltd
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Dear Mr Worthington

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of conditions 3 (Detailed Plans), 4 (Cart Lodge), 5 (West Barn), 6 (Landscaping), 7 (North Barns), 8 (East Barn), 9 (New Windows and Doors) and 10 (Rooflights) of 22/00390/FUL

Site address: Barns East Street Great Gransden

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

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23rd February 2026

Dear Mr Worthington
Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of conditions 3 (Detailed Plans), 4 (Cart Lodge), 5 (West Barn), 6 (Landscaping), 7 (North Barns), 8 (East Barn), 9 (New Windows and Doors) and 10 (Rooflights) of 22/00390/FUL

Site address: Barns East Street Great Gransden

I refer to your application above received on 16 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Refused

Condition 3 - detailed plans
Condition 3 (Detailed Plans) wording: Notwithstanding the submitted details, no works or demolition, hereby approved, shall commence within the site until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
- Detailed scale drawings of all existing and proposed external elevations
- Detailed scale existing section drawings
The works shall be carried out in accordance with the agreed details and retained as such.

Submitted documents/drawings:
o Proposed Elevations (dwg non AB-El-All-Pv1), received by the LPA 10/11/2025. (Marked up)
o Proposed Ground Floor Plans (dwg non AB-GF-FP-Pv1), received by the LPA 10/11/2025. (Marked up)
o Proposed Elevations (dwg non 15/902/22 rev P), received by the LPA 18/06/2025.
o Audley Barns- Proposed Sections (15/902/23 rev B, received by the LPA 21/07/2025.
o Audley Barns-Proposed Elevations (dwg non 15/902/22 rev P), received by the LPA 21/07/2025.

- Existing Elevations 1 (dwg non 2805-618), received by the LPA 18/06/2025.
- Existing Elevation 2 (dwg non 22805-7), received by the LPA 18/06/2025.
- Existing Elevation 3 (dwg non 22805-5), received by the LPA 18/06/2025.
- Existing Section (Dwg non 43845/8), received by the LPA 18/06/2025.

The Conservation Team has been consulted on the above information, the full response of which is set out on the Council's website, and advises that the details submitted are not acceptable for the following refusal reasons:
- Submitted drawings are the same Proposed Elevation as approved 15/902/22 Rev P (on HDC system twice as 'Audley Barns-Proposed Elevations' 15/902/22 Rev P and 'Proposed Elevations' 15/902/22).
- Submitted Existing Elevations by Midland Survey Ltd are the same as those previously approved o 22805-6 (Existing Elevation 1) o 22805-7 (Existing Elevation 2) o 22805-5 (Existing Elevation 3) Submitted Section Drawing is same as previously approved o Existing 43845/8 o Proposed 15/902/23 Rev B

The application has not been supported with further elevation or sectional drawings above and beyond those already permitted. Paragraph 7.18 of the Officers Report to DMC for case 22/00223/FUL sets out that: The conversion of the existing barns to residential dwellings is supported in principle, however, the Conservation Officer has expressed concern that this application does not set out in detail the specific alterations and works that are proposed to each building. As such, the level of information describing the proposed alterations to the buildings and the potential impacts on the heritage assets remains incomplete and insufficient (despite the submission of amended/additional information) for a full assessment of the impact of the proposals.

Subsequently in paragraph 7.19, it was considered that that a number of the concerns and discrepancies raised by the Conservation Officer can be addressed by the implementation of suitably worded conditions, and the lack of detail with regards to certain elements of the proposal is not considered to be fundamental.

Therefore, the submission of the permitted plans does not address previous concerns that the level of detail is insufficient.

The submitted details do not comply with Policy LP34 or the terms of the condition as the proposal would not respect the character of the Grade II Listed Building. To address the reasons for the refusal of this condition submission, you will need to submit to the Local Planning Authority a revised application fully addressing the refusal reasons.

Condition 3 is therefore not discharged.

Condition 4 - Cart Lodge
Condition 4 (Cart Lodge Details): Notwithstanding the submitted details, no works or demolition, hereby approved, shall commence within the site until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
- All external works including methods and materials proposed for the Cart Lodge, including those parts of the Cart Lodge which adjoin the Listed Buildings forming the terrace (1, 3, 5 and 7 East Street (current numbering 1, 3, 5 and 9)) and The Plough and attached stables and hayloft on East Street.
- Full details and detailed scale drawings of the existing timber structure of the Cart Lodge with justification for removal of each timber proposed to be removed and full details and detailed scale drawings of the proposed rebuilt Cart Lodge indicating location of each re-used timber.

- Full details including a Schedule of Works of the proposed works to the rear wall of the existing Cart Lodge including the raising of the height of the existing wall.
The works shall be carried out in accordance with the agreed details.

Submitted documents/drawings:
- o Amendments covering letter dated 10/10/2025, received by the LPA 07/11/2025.
- o Audley Barns - Cart Lodge Engineers Report, received by the LPA 18/06/2025.
- o Audley Barns -Cart Lodge Works dated 06/06/2025, received by the LPA 18/06/2025.
- o Anglia land surveys - as existing 31/10/25.
- o Further detail letter dated 10/10/2025, received by the LPA 10/11/2025.

The Conservation Team has been consulted on the above information, the full response of which is set out on the Council's website, and advises that the details submitted are not acceptable for the following refusal reasons:
- o The submitted letters do not contain these details and are for works not approved under the Listed Building Consent. The second letter regarding the proposed works gives general information and not including that required by this Condition. There are no details of the potential impact on the adjoining and adjacent terrace of Listed Buildings.
- o The submitted Further detail document - 20 pages of written proposals relating to each condition. The document states New Walls Protecting Original Walls/Dry Lining/Proposed New Ceilings and Floors/Fixing to Existing Building Objective/s: To introduce new internal structures, including partitions, internal walls (to inside of existing external walls), floors, ceiling and party walls in a reversible, non-invasive manner. The above suggests that that in order to convert these barns a new independent oak frame will be installed. this does not seem to form part of the consent, indeed the approved drawings show steel posts in some places. The applicant appears to be suggesting fundamentally changes to the scope of the LBC works permitted.

The submitted details do not comply with Policy LP34 or the terms of the condition as the proposal would not respect the character of the Grade II Listed Building. To address the reasons for the refusal of this condition submission, you will need to submit to the Local Planning Authority a revised application fully addressing the refusal reasons.

Condition 4 is therefore not discharged.

Condition 5 - West Barn
Condition 5 (West Barn): Notwithstanding the submitted details, no works or demolition, hereby approved, shall commence within the site until full details, including a Schedule of Works of all proposed works to the West Barn (Units 1 and 2) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Submitted documents/drawings:
- o Amendments covering letter dated 10/10/2025, received by the LPA 07/11/2025.
- o Proposed Ground Floor Plans (dwg non AB-GF-FP-Pv1), received by the LPA 10/11/2025.
- o Proposed Elevations (dwg non AB-El-All-Pv1), received by the LPA 10/11/2025. (Marked up)
- o Further detail letter dated 10/10/2025, received by the LPA 10/11/2025.

The Conservation Team has been consulted on the above information, the full response of which is set out on the Council's website, and advises that the details submitted are not acceptable for the following refusal reasons:

o The submitted letter from a builder is non specific and generalised so does not provide sufficient detail to understand the potential impact on the historic barns, and also includes references to unspecified third party specifications which are not provided.
o The submitted ground floor drawing does not provide any additional information over the original approved drawing and also indicates features that relate to the unauthorised landscape plan.
o The submitted hand annotated drawings are not clear in demonstrating what they are indicating other than a partial key for some of the windows.

The submitted details do not comply with Policy LP34 or the terms of the condition as the proposal would not respect the character of the Grade II Listed Building. To address the reasons for the refusal of this condition submission, you will need to submit to the Local Planning Authority a revised application fully addressing the refusal reasons.

Condition 5 is therefore not discharged.

Condition 6 - landscaping
Condition 6 (Hard and Soft Landscaping) wording: Notwithstanding the submitted details, no works (excluding demolition), hereby approved, shall commence within the site until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;
(d) methods of construction

Submitted documents/drawings:
o Block Plan drawing (dwg non15/902/24 rev N), received by the LPA 21/07/2025.
o OMC Associates Landscape Strategy and Tree Planting Spec, received by the LPA 10/11/2025.
o Landscape site plan Appendix b detailed in the OMC Associates Landscape Strategy and Tree Planting Spec, received by the LPA 10/11/2025.
o Hard and Soft Landscaping Detail, received by the LPA 18/06/2025

The Conservation Team has been consulted on the above information, the full response of which is set out on the Council's website, and advises that the details submitted are not acceptable for the following refusal reasons:
o The submitted document includes a drawing (Appendix B) which is not correct as it shows the proposed buildings not as approved but with additional features which are not supported. The landscaping is not as previously approved in Block Plan drawing 15/902/24N of the Listed Building Consent.
o Appendix B includes the following amendments which are not permitted by the LBC: The cart shed now has 4 car parking spaces in front instead of a bike and bin store, the number of rooflights have been increased, the batloft building has been removed, post and rail fence to caxton road replaced with close boarded fence, concrete floor adj unit 1 was to be retained to avoid damage to brickwork and is now shown as lawn and Proposed continuation of existing boundary wall in front of unit 1 which is new.

Whilst the Landscape Officer raises no objection with the submitted landscape scheme, there are fundamental issues that the landscaping proposal in Appendix B does not accord with the permitted development and listed building consent.

As such, the submitted details do not comply with Policy LP34 or the terms of the condition as the proposal would not respect the character of the Grade II Listed Building. To submitted details do not ensure the development is satisfactorily assimilated into the area and to avoid harm to the special interest of the listed building and therefore fails to accord with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

To address the reasons for the refusal of this condition submission, you will need to submit to the Local Planning Authority a revised application fully addressing the refusal reasons.

Condition 6 is therefore not discharged.

Condition 7 - North Barn
Condition C7 (North Barn) wording: Notwithstanding the submitted details, no works or demolition, hereby approved, shall commence within the site until full details, including detailed scale elevation and section drawings at 1:10 of the proposed screen on Unit 3, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.
Submitted documents/drawings:
- Indicative glazed screen details (dwg non 15/902/SK), received by the LPA 18/06/2025.
- Further detail letter dated 10/10/2025, received by the LPA 10/11/2025.

The Conservation Team has been consulted on the above information, the full response of which is set out on the Council's website, and advises that the details submitted are not acceptable for the following refusal reasons:
- The submitted information ('indicative glazed screen details') is a copy of the previously approved drawing 15/902/SK joinery details and is not the information required under this condition.
- The applicant states that FL7/LBC8 - Scale Elevations and Sections at 1:10 of Glazed Screen to Unit 3 Please see attached/submitted - to follow but it is believed the issue is that the elevations and sections were 'indicative'. They are no longer indicative, and glazed screen will be built as per the drawings. However, nothing appears to have been submitted therefore condition can not be discharged.

The submitted details do not comply with Policy LP34 or the terms of the condition as the proposal would not respect the character of the Grade II Listed Building. To address the reasons for the refusal of this condition submission, you will need to submit to the Local Planning Authority a revised application fully addressing the refusal reasons.

Condition 7 is therefore not discharged.

Condition 8 - East Barn
Condition 8 (East Barn) wording: Notwithstanding the submitted details, no works or demolition, hereby approved, shall commence within the site until full details, of the proposed works to the existing concrete floor of the modern lean-to on the retained outbuilding (East Barn) and detailed drawings illustrating those areas of the outbuilding proposed to be removed and those areas retained, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Submitted documents/drawings:

o Further detail letter dated 10/10/2025, received by the LPA 10/11/2025.
o Amendments covering letter dated 10/10/2025, received by the LPA 07/11/2025.

The Conservation Team has been consulted on the above information, the full response of which is set out on the Council's website, and advises that the details submitted are not acceptable for the following refusal reasons:
o The submitted letter from a builder is general and non-specific so does not provide the required details to discharge this condition
o The further details document is inadequate to meet this condition no detailed drawings have been submitted identifying what work will be undertaken where.

The submitted details do not comply with Policy LP34 or the terms of the condition as the proposal would not respect the character of the Grade II Listed Building. To address the reasons for the refusal of this condition submission, you will need to submit to the Local Planning Authority a revised application fully addressing the refusal reasons.

Condition 8 is therefore not discharged.

Condition 9 - New windows and doors
Condition 9 (Window and Door Detail) wording: No new windows/doors shall be constructed until detailed drawings at 1:10 scale of each proposed new window/door with associated frames and reveals have been submitted to and approved in writing by the Local Planning Authority. The windows/doors shall be carried out in accordance with the approved details and retained as such.

Submitted documents/drawings:
o Window Schedule, received by the LPA 10/11/2025.
o Velux Conservation Window 1, received by the LPA 10/11/2025.
o Velux Conservation Window 2, received by the LPA 10/11/2025.
o Window Details (dwg non P31T (2024)), received by the LPA 18/06/2025.
o Window Details (dwg non P31A), received by the LPA 18/06/2025.
o Norrsken Marketing Brochure, received by the LPA 18/06/2025.
o Proposed Elevations (dwg non AB-El-All-Pv1), received by the LPA 10/11/2025. (Marked up)

The Conservation Team has been consulted on the above information, the full response of which is set out on the Council's website, and advises that the details submitted are not acceptable for the following refusal reasons:
o Submitted drawings of parts of doors and windows do not provide the necessary information and are insufficient to assess the potential impact of the proposals on the buildings. The submitted Manufacturer's generic leaflet is also not specific.
o Document Window schedule - 28 pages of proposed new windows has been submitted and which appears to relate to Proposed elevations Hand annotated AB-EL-All-Pv1 Aug 2025. However, these details are not to scale.
o Aluminium clad pine windows are not acceptable.
o Drawing AB-EL-All-Pv1 indicates that all the vent diamonds which are to be glazed internally crossed off the drawing. This information is unclear.

The submitted details do not comply with Policy LP34 or the terms of the condition as the proposal would not respect the character of the Grade II Listed Building. To address the reasons for the refusal of this condition submission, you will need to submit to the Local Planning Authority a revised application fully addressing the refusal reasons.

Condition 9 is therefore not discharged.

Condition 10 - Rooflights
Condition 10 (Rooflight Detail) wording: No rooflights shall be installed until details of the manufacturer and scale elevation and section drawings have been submitted to and approved in writing by the Local Planning Authority. The details shall show how the rooflights are to be installed in relation to the roof coverings and existing structure. The rooflights shall thereafter be installed in accordance with the approved details and retained as such.

Submitted documents/drawings:
o Velux Conservation Window 1, received by the LPA 10/11/2025.
o Velux Conservation Window 2, received by the LPA 10/11/2025.
o Window Schedule, received by the LPA 10/11/2025.
o Proposed Elevations (dwg non AB-El-All-Pv1), received by the LPA 10/11/2025. (Marked up)

The Conservation Team has been consulted on the above information, the full response of which is set out on the Council's website, and advises that the details submitted are not acceptable for the following refusal reasons:
o The submitted drawing illustrates the proposed rooflight which sits above the roofline and is of a composite style frame so is not appropriate for these buildings. These rooflights are not acceptable.
o A rooflight which sits flush with the roofline and has a slim frame may be supported depending on submitted details.
o Photographs of two unrelated velux windows does not meet the requirements of the condition.

o The application now states that the roof structure will be built up to accommodate insulation, sectional drawings are required.
The submitted details do not comply with Policy LP34 or the terms of the condition as the proposal would not respect the character of the Grade II Listed Building. To address the reasons for the refusal of this condition submission, you will need to submit to the Local Planning Authority a revised application fully addressing the refusal reasons.

Condition 10 is therefore not discharged.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 23 February 2026

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Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse the approval of details required by condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If an enforcement notice is or has been served relating to the same or substantially the same development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, OR within 12 weeks of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
Further details can be found on the .GOV.UK website (https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries).