Conservation Consultation

Proposal:		Location:
Demolition and rebuilding of outbuildings.		47 Main Street, Yaxley.
DC Case Officer:	Conservation Officer: Nick Armour	Application Ref. No: 25/00979/HHFUL and 25/00980/LBC

Applications 25/00979/HHFUL and 25/00980/LBC seek permission and consent for an extension and internal alterations to 47 Main Street, a Grade II listed building located within the Yaxley Conservation Area.

Significance

47 Main Street is a Mid 18th Century house built of local gault brick under a partly thatched roof. It sits within a former medieval burgage plot many of which can be identified in adjacent properties on the 1886 OS Map. In common with these other landholdings the frontage buildings have been extended with outbuildings along the eastern property boundaries.

The main building was substantially rebuilt in 2005-2006 having been derelict for a number of years but this work did not extend to the outbuildings.

Proposed works

The outbuildings have serious structural problems and therefore it is proposed to demolish and rebuild them on a broadly like for like basis using salvaged materials. It is proposed to rebuild the walls in English Bond as existing.

Condition

A site visit confirmed that the outbuildings have significant structural issues and that they had been substantially rebuilt during the 20th Century. The east wall of the first outbuilding is leaning considerably and has pulled away from the rest of the structure. The lower courses of brickwork are badly spalled and it is unlikely that they are providing much in the way of footings. The roof appears to have some age to it but is spreading and has racked considerably to the south as the gable wall on which it rests is also leaning considerably. The west wall is relatively plumb but no longer appears to be attached to the rest of the structure which is moving eastwards. The existing windows and stable door are in poor condition. The windows are later 20th Century; the doors are of indeterminate age but probably no older than the early 20th Century.

The east wall of the second outbuilding is constructed of common bricks, the west wall is a mix of 20th Century timber and corrugated iron. The roof structure has also been replaced in the 20th Century

Discussion

The first building has some interest due to its historic fabric but requires total reconstruction due to the structural defects. The second outbuilding is of relatively recent re-construction in modern materials. The significance of the outbuildings to both the listed building and the conservation area is in their historic form and materials. These reinforce the historic grain of the conservation area and former use of the listed building.

Conclusion

The proposed scheme is likely to preserve the essence of the outbuildings' historic form while re-using historic materials will largely replicate their appearance. This will help preserve the significance of the listed building and conservation area. A condition to control any new materials required by the reconstruction is recommended.

The proposals should preserve the special interest of the listed building and enhance the character and appearance of the Yaxley Conservation Area as required by the Planning (LBs and CAs) Act 1990; the scheme therefore also accords with the NPPF and Local Plan Policy LP34.

Condition

Prior to rebuilding the walls a sample of any new bricks that may be required to make up a shortfall shall be submitted to the Local Authority for approval in writing and thereafter the walls shall be rebuilt with the approved new brick.

Summary: No Objections subject to condition.

Signed Nick Armour Date 28/08/2025 Signed……Date……..