



A meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** will be held in **THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 26 OCTOBER 2026** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE

APOLOGIES AND SUBSTITUTIONS

1. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary, other registerable and non-registerable interests in relation to any Agenda item. See Notes below.

2. APPLICATION REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE - BLUNTISHAM - 26/00903/FUL & 26/00904/LBC (Pages 7 - 60)

To consider a report by the Planning Service Manager (Development Management) - Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations - The Old Day School, High Street, Bluntisham.

LATE REPRESENTATIONS

16 day of October 2026

Michelle Sacks

Chief Executive and Head of Paid Service

Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests

Further information on [Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests is available in the Council's Constitution](#)

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Please contact Anthony Roberts, Democratic Services, Tel: 01480 388015 / email Anthony.Roberts@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

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View further information about [public speaking at Development Management Committees \[PDF, 0.5MB\]](#)

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1. People who live, work or own property within the Huntingdonshire District
2. Other interested members of the public.

This means that attendees within each priority group will be admitted in the order they arrive, subject to the number of seats available.

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Council Meetings - If you have registered in advance to ask a public question at a meeting of Full Council in accordance with the Council's [Constitution \[PDF, 1.5MB\]](#), a seat will be reserved for you.

Development Management, Licensing and Other Regulatory Hearings - If you have registered to speak or make representations in relation to an application or matter being considered by the Committee, a seat will be reserved for you.

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These arrangements apply equally to all public attending and are intended to help ensure meetings can take place safely and without disruption.

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Items not permitted

- Placards, banners, flags or similar items
- Knives, scissors or other sharp objects
- Whistles, air horns, loudhailers or other noise-making devices
- Bottles or other containers containing liquids, except drinking water intended for personal use during the meeting
- Any item that security staff reasonably believe could compromise safety or disrupt the meeting.

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Development Management Committee – 19th October 2026

Application Number: 26/00903/FUL

Proposal: Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations

Location: The Old Day School, High Street, Bluntisham

Applicant: Mr Simon Claridge

Agent: Swann Edwards

Case Officer: Charlotte Dew

Parish: Bluntisham

Reason for Referral: Officer's recommendation of refusal is contrary to that of the Parish Council.

Committee Date: 19th October 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: RECOMMENDATION: REFUSE PERMISSION AS THE PROPOSED SUBDIVISION OF THE PRINCIPAL SCHOOLROOM WOULD RESULT IN SUBSTANTIAL HARM TO THE SIGNIFICANCE OF THE GRADE II LISTED OLD DAY SCHOOL BY ERODING THE HISTORIC FORM, LEGIBILITY AND SPECIAL ARCHITECTURAL INTEREST OF ONE OF ITS MOST IMPORTANT HISTORIC SPACES.

Proposal

This application seeks full planning permission for the change of use from a former day school to a 3 bedroom residential dwelling, along with the demolition of some ancillary outbuildings to the rear and the construction of new rear extensions. It should be noted that the submission also includes works which require listed building consent and which are the subject of a separate application (26/00904/LBC). This report seeks to separate the planning and listed building consent considerations, but they should be read and understood in conjunction with one another.

The planning history of the site includes planning application (ref. 25/01600/FUL) and listed building consent application (ref. 25/01601/LBC) which were refused by the Development Management Committee on 17 December 2025, for a broadly similar scheme to this proposal. The reasons for refusal related to: (1) the scale, massing, design and materials of the proposed extensions, which were considered to result in an unsympathetic form of development causing harm to the significance of the Grade II listed building and the character and appearance of the Bluntisham Conservation Area; and (2) the absence of sufficient arboricultural information to demonstrate that the development could proceed without harm to adjacent protected trees and their root protection areas.

The current application proposes a similar form of development; however, the scale and massing of the proposed rear extensions have been significantly reduced. The application is also supported with arboricultural information to enable a full assessment of the potential impacts of the development on nearby trees. Accordingly, the proposal seeks to address the concerns that led to the refusal of the previous scheme.

Consultations

The following consultees have raised **objections** to the application:

- Conservation Officer.

The following consultees have raised **no objections** to the application:

- Arboricultural Officer, Highways Officer and Parish Council.

One letter of objection has been received, and 17 letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF and the adopted Local Plan and other relevant guidance.

The key issues arising from the application details are:

- The Principle of Development
- Design and Visual Amenity
- Impact on Heritage Assets
- Residential Amenity
- Highway Safety and Parking Provision
- Flood Risk and Surface Water
- Biodiversity
- Impact on Trees
- Other Matter

The report looks into the key planning issues in detail, and Officers conclude that the proposal is unacceptable for the following reason:

1. The proposed subdivision of the principal schoolroom to create residential accommodation would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant historic space which remains legible and contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed subdivision of the main school hall would fundamentally erode the character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building. The public benefits arising from the proposal, including the continued use of the building, are not considered substantial or sufficient in this instance to outweigh the identified heritage harm. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation

Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises The Old Day School, High Street, Bluntisham, a Grade II listed building situated within the Bluntisham Conservation Area. The surrounding area contains a number of designated heritage assets, including several listed buildings of varying grades.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 This application seeks planning permission for the change of use from a former day school to a 3 bedroom residential dwelling along with the demolition of some ancillary outbuildings to the rear and the construction of new rear extensions. The previous uses of the building ceased in approximately 2020/2021 and it has remained vacant since that time.
- 2.2 It should be noted that the submission also details works which require listed building consent and which are the subject of a separate application (26/00904/LBC). This report seeks to separate the planning and listed building consent considerations, but they should be read and understood in conjunction with one another.
- 2.3 It should be noted that, during the course of the application, amended plans were submitted in response to concerns raised by the Conservation Officer. The revised scheme omitted the previously proposed mezzanine floor, thereby reducing the extent of intervention within the historic fabric of the listed building.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- 26/00904/LBC- Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations (Pending consideration)
 - 25/01600/FUL- Change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations (Refused).
 - 25/01601/LBC- Listed Building Consent for the change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations (Refused).
 - 24/01614/FUL - Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions (Withdrawn)
 - 24/01615/LBC - Proposed works to facilitate change of use from day school to residential including demolition of ancillary buildings to the rear and construction of new rear extensions. (Withdrawn)

4 RELEVANT PLANNING POLICY AND GUIDANCE

- 4.1 The National Planning Policy Framework (17th August 2026) (NPPF 2026) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2026 National Decision-Making Policy S3: Presumption in favour of sustainable development at paragraph 1 provides as follows: 'Decisions on development proposals should apply a presumption in favour of sustainable development '
- 4.2 The NPPF 2026 sets out the Government's planning policies for (amongst other things):
- * delivering a sufficient supply of homes;
 - * building a strong, effective economy;
 - * achieving well-designed places;
 - * managing flood risk and coastal change;
 - * conserving and enhancing the natural and historic environment.
- 4.3 The amended National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's planning policies for both plan-making and the determination of planning applications in England, together with guidance on how those policies should be applied.
- 4.4 The revised NPPF includes national policies for decision-making and supersedes all previous versions of the Framework, including those published in March 2012 and subsequently revised in July 2018, February 2019, July 2021, September 2023, December 2023, December 2024 and December 2025.
- 4.5 The NPPF 2026 sets out National Decision Making Policies (NDMPs) which are a material consideration of critical importance.
- 4.6 The following NDMPs are considered to be of particular relevance to the current proposals:
- S3: Presumption in favour of sustainable development
 - S4: Principle of development inside settlements
 - CC2: Mitigation of climate change
 - CC3: Adaptation to climate change
 - DP3: Key principles for well-designed places
 - DP4: The design process
 - HO7: Meeting the need for homes
 - TR3: Locating development in sustainable locations
 - TR6: Assessing transport impacts
 - P3: Living conditions and pollution
 - F4: Assessing flood risk for decision-making
 - F6: Development in areas at risk of flooding from rivers or the sea
 - F7: Ensuring development is safe from flooding
 - F8: Sustainable drainage systems and watercourses
 - N2: Improving the natural environment
 - N3: Trees in new development
 - HE4: Securing the Conservation of Heritage Assets
 - HE5: Assessing Effects on Heritage Assets
 - HE6: Proposals Affecting Designated Heritage Assets
- 4.7 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1 Amount of Development
 - LP2 Strategy for Development
 - LP3 Green Infrastructure

- LP4 Contributing to Infrastructure Delivery
- LP5 Flood risk
- LP6 Waste Water Management
- LP7 Spatial Planning Areas
- LP8 Key Service Centres
- LP9 Small Settlements
- LP10 The Countryside
- LP11 Design Context
- LP12 Design Implementation
- LP13 Placemaking
- LP14 Amenity
- LP15 Surface Water
- LP16 Sustainable Travel
- LP17 Parking Provision and Vehicle Movement
- LP18 Established Employment Areas
- LP19 Rural Economy
- LP20 Homes for Rural Workers
- LP21 Town Centre Vitality and Viability
- LP22 Local Services and Community Facilities
- LP23 Tourism and Recreation
- LP24 Affordable Housing Provision
- LP25 Housing Mix
- LP26 Specialist Housing
- LP27 Gypsies, Travellers and Travelling Showpeople
- LP28 Rural Exceptions Housing
- LP29 Health Impact Assessment
- LP30 Biodiversity and Geodiversity
- LP31 Trees, Woodland, Hedges and Hedgerows
- LP32 Protection of Open Space
- LP33 Rural Buildings
- LP34 Heritage Assets and their Settings
- LP35 Renewable and Low Carbon Energy
- LP36 Air Quality
- LP37 Ground Contamination and Groundwater Pollution
- LP38 Water Related Development

4.8 Supplementary Planning Documents

- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
- Huntingdonshire Design Guide – Adopted 2017
- Cambridgeshire Flood and Water SPD – Adopted 2017
- RECAP Waste Management Design Guide – Adopted 2012
- Development Contributions – Adopted 2011 (costs updated annually)
- Conservation Area Character Statement (1999),

4.9 National Planning Policy and Guidance

- National Planning Policy Framework 2026 (NPPF)
- National Planning Practice Guidance
- National Design Guide 2019 (NDG)

Statutory Duties and Relevant Legislation

- 4.10 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.11 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.12 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.13 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.
- 4.14 Section 149 of the Equality Act 2010 requires that public authorities, in exercising their functions must, among other things, have due regard to the need to eliminate discrimination, advance equal opportunities and foster good relations.

5 RESPONSE TO CONSULTATIONS

- 5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee	Position	Comment
Parish Council	Support	Bluntisham Parish Council maintains its strong support for the proposal and has consistently advocated for its approval throughout the application process. The Council considers that bringing the building back into residential use would secure its long-term preservation, prevent further deterioration, and maintain its historic character. Whilst acknowledging that the proposal involves a change from the building's original use as a school, the Parish Council considers that a return to its former use is no longer a realistic option. The Council therefore supports a viable alternative use that would safeguard the future of the heritage asset. Referring to the heritage objectives of the NPPF, the Council considers that the public benefits associated with securing the building's conservation and long-term retention outweigh any limited harm arising from the proposed alterations. The Parish Council also notes similarities with the Council's previous approval of works to the Falcon Public House in St Neots, where a degree of less than substantial harm to a heritage asset was considered acceptable in order to secure its long-term preservation. In this regard, the Parish Council considers that a similar planning balance should be applied, with significant weight given to the benefits of conserving and securing the future of the

		building.
Highways	No Objection	Following a review of the documents provided to the Highway Authority as part of the above planning application, it was noted that the proposed change of use has no off street parking associated with it. It is noted that the applicant is the resident of the adjacent property Stapenhill and as per the previous application 25/01600/FUL for the site, they are not intending to provide any off-street parking for the proposed dwelling via their property. I also note that that, although the previous application was refused, the LPA considered the impact of on-street parking by future residents and concluded that the degree of intensification would not render the development unacceptable. Therefore, the LHA do not wish to raise any objections to the proposal.
Conservation Officer	Objection	In comments dated 25 June 2026, the Conservation Officer advised that the proposal represented an improvement on previous submissions and adopted a more pragmatic approach to a number of alterations. Whilst it was acknowledged that certain works would result in some harm to the significance of the listed building, the Conservation Officer accepted that a degree of intervention may be justified to secure a viable future use for the building. In particular, no objection was raised in principle to the formation of an opening within the rear wall of the hall, the demolition and replacement of the existing kitchen extension, or the incorporation of the former infant room into the proposed dwelling. Notwithstanding these improvements, the Conservation Officer indicated that further amendments were required, particularly in relation to the layout and rationalisation of the proposed bathroom accommodation. More fundamentally, objection was maintained to the proposed subdivision of the principal school hall room, including the formation of a bedroom and mezzanine level, which was considered to undermine one of the building's most significant and distinctive historic spaces. The Conservation Officer advised that, should the draft NPPF provisions be adopted, the resulting harm to the significance of the listed building would be considered substantial. Following the submission of amended plans, which omitted the proposed mezzanine, the Conservation Officer was reconsulted. Whilst the removal of the mezzanine was welcomed, the overall position remained unchanged. It was noted that, should a third bedroom be required, the proposed utility room, measuring approximately 3.6 metres wide and providing a floor area of approximately 13.5 square metres, exceeds the Nationally Described Space Standard for a double bedroom and could potentially accommodate this function without the need to subdivide the principal hall space. The Conservation Officer therefore maintained an objection

		to the scheme, advising that the subdivision of the main schoolroom to create a bedroom would continue to harm a key element of the building's special architectural and historic interest. In the Conservation Officer's opinion, the proposal would result in substantial harm to the significance of the listed building and, as such, permission would be recommended to be refused. In reaching this conclusion, the Conservation Officer acknowledged the benefits associated with bringing the building back into active use and accepted that some degree of harm may be necessary to facilitate a viable conversion. However, it was considered that the principal public benefit of the scheme is the preservation of the listed building itself, rather than any private benefits arising from its conversion to a 3 bedroom residential dwelling.
Arboricultural Officer	No Objection	No trees are located within the application site, although several off-site trees are situated close to the site boundary. The submitted Arboricultural Impact Assessment concludes that existing hard surfacing has restricted root growth beneath the site and that tree canopies adjacent to the site have recently been reduced. The proposed change of use and internal alterations are not considered likely to adversely affect surrounding trees. The report demonstrates in principle that the development can be undertaken without significant arboricultural harm, provided existing hardstanding is retained during construction works. Concerns are raised regarding the level of detail within the submitted Arboricultural Method Statement. The Tree Officer considers that both a Tree Protection Plan (TPP) and detailed Arboricultural Method Statement (AMS) are necessary to guide construction and landscaping works and ensure adequate tree protection. Subject to conditions requiring the submission and approval of a detailed Arboricultural Method Statement and Tree Protection Plan in accordance with BS5837:2012, the Tree Officer raises no objection to the proposal and is satisfied that it can comply with Policy LP31.

6 RESPONSE TO PUBLICITY

6.1 Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.2 17 number of representations received in support, raising the following summarised material comments:

- Restores and secures a significant Grade II listed heritage asset, preventing further deterioration, vandalism and the risk of irreversible loss.
- Provides the optimum viable use for the building as a family home, ensuring its long-term maintenance and preservation.
- Respects the building's historic character through sensitive restoration, retention of original features where possible, and appropriate materials.
- Causes no harm to the Bluntisham Conservation Area or nearby listed buildings, while delivering clear heritage and visual benefits.

- Complies with national and local planning policies by bringing a vacant and deteriorating building back into beneficial use.
- Has strong local support, with many residents recognising that approval would enhance the village, safeguard an important historic structure, and secure its future for generations to come.

6.3 1 representation has been received in objection, raising the following summarised material comments;

- Unacceptable harm to the Grade II listed building through alterations that would remove historic fabric, alter the original plan form, and subdivide the former school hall, damaging its architectural significance.
- Loss of heritage features and impact on the Conservation Area, including removal of the historic boundary wall and railings, harming the building's setting and the wider streetscape.
- Insufficient justification for the proposed residential conversion, with concerns that the claimed urgency arising from the building's condition and vandalism is overstated and does not demonstrate that the scheme is necessary.
- Highway safety and parking concerns, with fears that an additional dwelling would increase traffic, parking pressure, pavement obstruction, and difficulties for emergency vehicle access on High Street.
- Adverse impact on neighbouring residential amenity, including concerns regarding noise, disturbance, activity levels, and increased pressure on nearby residents.
- Limited public benefits compared with the level of harm identified, leading to the view that the proposal fails to outweigh the heritage, amenity, and infrastructure impacts.
- Previous reasons for refusal remain unresolved, and the latest amendments are considered insufficient to overcome earlier concerns, therefore the application should be refused.

7 APPRAISAL

7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done. As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations.

7.2 The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area". In Huntingdonshire the Development Plan (relevant to this application) consists of: Huntingdonshire's Local Plan to 2036 (2019) and the Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021).

7.3 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications. The main issues to consider in the determination of this application are:

- The Principle of Development
- Design and Visual Amenity
- Impact on Heritage Assets

- Residential Amenity
- Highway Safety and Parking Provision
- Flood Risk and Surface Water
- Biodiversity
- Impact on Trees
- Other Matters

Principle of Development

- 7.4 It is noted that planning permission and listed building consent for the change of use of the Grade II listed former day school to a single 4 bedroom dwellinghouse, including the demolition of ancillary rear buildings, the erection of rear extensions, and associated internal alterations, were refused by the Development Management Committee on 17 December 2025 under application references 25/01600/FUL and 25/01601/LBC. The applications were refused for the following reasons:
1. The proposed extensions by virtue of their siting, scale, mass, design and material finish would result in the addition of an incongruous form of development which would cause a high level of less than substantial harm to the Grade II Listed building and less than substantial harm to surrounding the Bluntisham Conservation Area. In addition, it would fail to respond positively to its surroundings, contribute to the character and identity of the area, or successfully integrate with the host building. It is contrary to Policies LP2, LP11, LP12 (parts a, b and c) and LP34 of the Huntingdonshire Local Plan to 2036, the Planning (Listed Buildings and Conservation Areas Act) 1990, the NPPF (2024) and parts C1, C2, I1 and I2 of the National Design Guide (2021).
 2. Insufficient detail has been provided to allow for an assessment of the impact on the trees to the northern boundary. In the absence of this information, it cannot be confirmed that the proposed works could proceed without unacceptable harm to the adjacent protected trees, particularly as future works would likely occur within their root protection areas. The development therefore conflicts with Policy LP31 of the Huntingdonshire Local Plan to 2036.
- 7.5 The current application seeks planning permission for an alternative design to that previously refused under application reference 25/01600/FUL, is now a 3 rather than 4 bedroom dwelling and is supported by an Arboricultural Impact Assessment.
- 7.6 Since the determination of application 25/01600/FUL, a material consideration in the assessment of the current proposal is the publication of the National Planning Policy Framework (NPPF) 2026, which introduced National Decision-Making Policies (NDMP).
- 7.7 The revised NPPF places greater emphasis on the preparation of proportionate and evidence-based Heritage Impact Assessments, requiring applicants to clearly identify the significance of heritage assets, including the contribution made by their setting, and to assess the effects of proposed development on that significance. Whilst the assessment requirements have been strengthened, the overarching heritage policy tests remain unchanged, with substantial weight continuing to be afforded to the conservation of heritage assets and any identified harm requiring balancing against the public benefits of a proposal.
- 7.8 National Decision-Making Policy S4: Principle of development within settlements sets out that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework (Paragraph 1 of Policy S4).

- 7.9 As set out in the previous planning decision, the application site lies within the built-up area of Bluntisham and is therefore located within the settlement boundary. In the context of National Decision-Making Policy S4, the proposed change of use is considered acceptable in principle, subject to compliance with other relevant national policies set out within the NPPF.
- 7.10 In terms of Local Policy, Bluntisham is characterised as a Small Settlement whereby development within these settlements is considered under Policy LP9 of the Local Plan to 2036. LP9 supports development within the built-up area of a settlement where it is sustainable in relation to the:
- level of service and infrastructure provision within the settlement;
 - opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
 - effect on the character of the immediate locality and the settlement as a whole.
- 7.11 In this case, whilst Bluntisham does not provide the breadth of services and facilities available within the district's larger settlements, it nevertheless benefits from a range of day-to-day services, including a village hall, recreation ground, primary school, church, public house, local shop, filling station and takeaway. As such, it is not considered that the addition of a single dwelling would place unacceptable pressure on local infrastructure or services such that the development could be regarded as unsustainable. Furthermore, the site occupies a central High Street location, providing safe and convenient access to these facilities by sustainable modes of travel. The village is also served by public transport connections to St Ives, providing access to a wider range of services and employment opportunities. Consequently, the site is considered to represent a sustainable location for the scale of development proposed.
- 7.12 As discussed in the following sections of this report, the proposed external alterations to the building are considered acceptable. However, the principal element of the proposed change of use and conversion, namely the subdivision of the former school hall space, would result in substantial harm to a key component of the significance of the Grade II listed building. Consequently, the proposal is not considered to fully comply with criterion (c) of Policy LP9 of the Huntingdonshire Local Plan to 2036.
- 7.13 Another key policy consideration is Policy LP22 (Local Services and Community Facilities) of the Huntingdonshire Local Plan to 2036, which seeks to resist the unnecessary loss of community facilities where such loss would harm the sustainability, vitality or social wellbeing of a settlement. This objective is consistent with National Development Management Policy (NDMP) HC6 (Retention of Key Community Facilities and Public Service Infrastructure), which similarly seeks to safeguard valued community facilities from unnecessary loss.
- 7.14 The principal issue is therefore whether the loss of the former day school building would result in a deficiency in community provision within Bluntisham, or whether sufficient alternative facilities exist to continue serving the needs of the local community.
- 7.15 Policy LP22 states that proposals involving the loss of a local service or community facility will only be supported where:
- d. an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve; or
 - e. it can be demonstrated that there is no reasonable prospect of the service or facility being retained or restored because either: there is insufficient community support for its continuation; or reasonable steps have been taken to effectively market the property for its current use without success.

- 7.16 During the consideration of the previous application (ref. 25/01600/FUL), the applicant submitted a Statement of Compliance with Policy LP22 together with supporting marketing information. This evidence confirmed that, following its cessation as a school in the late 1960s, the building accommodated a range of community uses before becoming vacant in approximately 2020/2021. The submission also noted that the property was nominated by Bluntisham Parish Council for designation as an Asset of Community Value in 2022, however, the nomination was not ultimately progressed. Officers can confirm that the property is not included on the Council's Register of Assets of Community Value.
- 7.17 Marketing details prepared by Prestige Fine and Individual Homes accompanied the previous application and outlined the marketing undertaken, including the methods of advertisement, duration of marketing and levels of interest received. The submission identified a number of factors affecting the marketability of the building, including its deteriorating condition, the absence of a functioning heating system, difficulties in securing mortgage finance, its listed status and restrictions associated with its lawful use.
- 7.18 The evidence demonstrated that, prior to its acquisition by the current owners, the property was actively marketed for approximately three months and nineteen days, during which time the asking price was significantly reduced before a purchaser was secured.
- 7.19 Whilst paragraph 6.49 of the supporting text to Policy LP22 refers to a typical marketing period of 12 months, the policy itself requires either evidence of insufficient community support for the continuation of the facility or evidence that reasonable steps have been taken to market the property for its existing use without success. Accordingly, compliance with one criterion is sufficient and both tests do not need to be met.
- 7.20 The supporting text to Policy LP22 further explains that the level of community support for a facility is a matter of planning judgement, informed by factors such as recent usage and representations received during the application process. In this case, the building has historically served a variety of educational and community functions, including use as a school, nursery, pre-school and community facility. However, those uses ceased in approximately 2020/2021 and it has remained vacant since that time.
- 7.21 A further important consideration is the availability of alternative community facilities within the village. The Baptist Church and associated church hall are located opposite the site. In addition, the village hall, which provides a modern community venue available for hire, is situated approximately 0.5 kilometres from the site, whilst St Helen's Primary School is located approximately 0.6 kilometres away. Collectively, these facilities continue to provide opportunities for educational, social and community activities within the settlement.
- 7.22 It is also noteworthy that, at the time of preparing this report, only one objection had been received specifically opposing the loss of the community use. The majority of representations received support bringing the vacant building back into a viable and sustainable use. Furthermore, Bluntisham Parish Council raises no objection to the proposed change of use. Officers therefore consider that there is limited evidence of significant community support for the retention of the building in its former community role.
- 7.23 Another material consideration is NDMP HC6, introduced through the August 2026 update to the National Planning Policy Framework. This policy states that development

proposals should not result in the loss of key community facilities or public service infrastructure unless:

- i. there is no reasonable prospect of the use being retained, either because there is insufficient community support for the service it provides or because it is no longer viable or feasible to operate;
- ii. the loss would be replaced by equivalent or better provision in an equally accessible or more accessible location; or
- iii. there is sufficient alternative provision within the local area such that the loss would not diminish access to key community facilities or public service infrastructure.

- 7.24 Officers acknowledge that the proposal does not involve the replacement of the facility with equivalent or enhanced provision and therefore criterion (ii) is not engaged. However, having regard to the consultation responses received, the prolonged vacancy of the building and the absence of compelling evidence demonstrating a demand for the building's continued community use, Officers are satisfied that the proposal is capable of complying with criterion (i) of NDMP HC6.
- 7.25 Furthermore, the village already benefits from a range of alternative community and educational facilities, including a primary school, nursery, church hall and village hall. Given the availability of these facilities, together with the fact that the building has been vacant for approximately five years, Officers consider that its loss would not materially diminish access to community facilities within the local area. The proposal is therefore also considered to comply with criterion (iii) of NDMP HC6.
- 7.26 Overall, Officers are satisfied that there is insufficient evidence to demonstrate a significant local need or demand for the retention of the building as a community facility. The marketing evidence, whilst falling short of the indicative 12-month period referred to in supporting text, demonstrates that reasonable efforts were made to secure an alternative community-related use. When considered alongside the prolonged vacancy of the property, the limited community objection to its loss and the availability of alternative facilities within the village, Officers conclude that the proposal broadly accords with Policy LP22 of the Huntingdonshire Local Plan to 2036 and NDMP HC6 of the NPPF 2026.
- 7.27 The principle of the change of use of the building to a single dwelling is therefore considered acceptable in this location, subject to compliance with all other relevant development plan policies and material planning considerations, including the impact of the proposed works on the significance of the designated heritage assets.

Impact on heritage assets

- 7.28 The Old Day School is a Grade II listed building located within the Bluntisham Conservation Area. The building is specifically referenced within the Bluntisham Conservation Area Character Statement (1999), which identifies it as a well-preserved and early example of a small rural school. The statement describes the building as a simple and well-proportioned structure, designed in a restrained Tudor style and constructed from local gault brick with stone detailing. It further notes that the building's original plan form remains readily legible and that a number of historic features, including the clock, panelled doors and the tablet displaying the founder's coat of arms, contribute positively to its architectural and historic significance and authenticity.
- 7.29 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.30 Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the

Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 7.31 The Old Day School is a detached building constructed predominantly of brick with a slate roof, incorporating a mixture of timber and metal-framed windows. A number of ancillary structures and pitched-roof extensions are located to the rear of the building. The remainder of the site is largely hard surfaced, with brick walls enclosing the side and rear boundaries. The frontage is defined by a low brick wall topped with iron railings. The Old Day School was constructed in 1842 and the railings and walls to the front were listed along with the building in February 2024. The detached rear toilet block building and rear wall were omitted from this listing.
- 7.32 The site occupies a prominent position within the historic core of Bluntisham and is located in close proximity to a number of designated heritage assets, including Grade II listed buildings immediately to the north and south-east, and additional Grade II listed buildings to the east and south. Collectively, these heritage assets contribute to the significance, character and appearance of the surrounding Conservation Area.
- 7.33 The High Street comprises mainly residential properties with dwellings of varying age, scale and design along its length. The northern end of the High Street (to the east) is more modern with historic development more prevalent to the west of the street and to the southern end. There are a number of listed buildings (of varying grades) along the High Street (on both sides) at various points.
- 7.34 Previous applications under references 25/01600/FUL and 25/01601/LBC, which sought consent for a broadly similar form of development, were refused by the Development Management Committee due to concerns regarding the impact of the proposals on the significance of the Grade II listed building, the character and appearance of the Bluntisham Conservation Area, and the impact on trees afforded protection by virtue of their location within the Conservation Area.
- 7.35 Whilst the current applications must be assessed on their own merits, Officers consider that the revised proposals have not sufficiently overcome the heritage concerns identified in relation to the previous schemes. Whilst the principle of conversion and extension of the building to create a residential dwelling was and is still considered acceptable. It is the detailed specifics of the means of the conversion of the main school space, by way of its subdivision, for the reasons set out below, that the proposals are considered to result in harm to the significance of the Grade II listed building.
- 7.36 This application seeks planning permission for the change of use of the former day school to a single 3 bedroom residential dwelling, together with the demolition of a number of ancillary structures to the rear and the construction of new rear extensions. To enable the change of use the proposals also include a range of renovation and alteration works to the listed building, including the subdivision of the former school hall to provide a bedroom and open-plan kitchen/dining area, as detailed within the submitted Heritage, Planning, Design and Access Statement and drawing references SE-2489-PP2000-B, SE-2489-PP1100-C and SE-2489-PP3000-B. The Council's Conservation Team has been consulted on the proposals, and its comments are set out below.
- 7.37 Under the previous applications (refs. 25/01600/FUL and 25/01601/LBC), Historic England confirmed that they did not wish to comment on the proposals. However, they advised that this should not be taken as indicating no objection and recommended that the views of the Council's Conservation Team be sought.

- 7.38 During the course of this application and as detailed above, in comments dated 25 June 2026, the Conservation Officer advised that the proposal represented an improvement on previous submissions and adopted a more pragmatic approach to a number of alterations. Whilst it was acknowledged that certain works would result in some harm to the significance of the listed building, the Conservation Officer accepted that a degree of intervention may be justified to secure a viable future use for the building. In particular, no objection was raised in principle to the formation of an opening within the rear wall of the hall, the demolition and replacement of the existing kitchen extension, or the incorporation of the former infant room into the proposed dwelling.
- 7.39 Notwithstanding these improvements, the Conservation Officer indicated that further amendments were required, particularly in relation to the layout and rationalisation of the proposed bathroom accommodation. More fundamentally, objection was maintained to the proposed subdivision of the principal school hall space, including the formation of a bedroom and mezzanine level, which were considered to undermine one of the building's most significant and distinctive historic spaces. The Conservation Officer advised that, should the draft NPPF provisions be adopted, the resulting harm to the significance of the listed building would be considered substantial.
- 7.40 Following the submission of amended plans, which omitted the proposed mezzanine, the Conservation Officer was reconsulted. Whilst the removal of the mezzanine was welcomed, the overall position remained unchanged. It was noted that, should a third bedroom be required, the proposed utility room, measuring approximately 3.6 metres wide and providing a floor area of approximately 13.5 square metres, exceeds the Nationally Described Space Standard for a double bedroom and could potentially accommodate this function without the need to subdivide the principal hall. The utility space could then be deleted or re-provided elsewhere.
- 7.41 The Conservation Officer therefore maintains an objection to the scheme, advising that the subdivision of the principal schoolroom space to create a separate bedroom would result in harm to a key element of the building's special architectural and historic interest. The proposal would therefore result in substantial harm to the significance of the designated heritage asset.
- 7.42 In reaching this conclusion, the Conservation Officer acknowledges the benefits associated with bringing the building back into active use and accepts that a degree of intervention may be necessary to facilitate a viable conversion. However, it is considered that the principal public benefit of the proposal is the preservation of the listed building itself, rather than the private benefits arising from its conversion to a residential dwelling.
- 7.43 National Decision-Making Policy HE5 requires decision-makers to identify the degree of impact that a proposal would have on the significance of a heritage asset. The policy states that substantial harm may occur where a development proposal would seriously affect a key element of an asset's significance. The policy framework requires harm to be categorised as either a positive effect, no effect, harm, substantial harm or total loss.
- 7.44 In this instance, the principal schoolroom represents one of the most important elements of the building's significance. The proposed subdivision of this space would fundamentally alter the historic form and legibility of the former school hall and would therefore seriously affect a key component of the heritage asset's significance. On this basis, Officers consider the proposal would result in substantial harm for the purposes of NDMP HE5.

- 7.45 Furthermore, NDMP HE6 states that where a proposal would result in substantial harm to a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh that harm. Whilst the proposal would secure the continued occupation and maintenance of the building through residential use, Officers do not consider that the identified public benefits are substantial or sufficient in this instance to outweigh the level of harm arising from the subdivision of the principal schoolroom space.
- 7.46 It is noted that the applicant has submitted evidence indicating that the building has deteriorated over time and that delays in securing a viable reuse have contributed to its declining condition. However, NDMP HE4 states that where there is evidence of deliberate neglect or damage to a heritage asset, the deteriorated condition of that asset should not be taken into account in the determination of an application. Furthermore, the ongoing maintenance and repair of the building remain the responsibility of its owner. As such, the current condition of the building attracts only limited weight in favour of the proposal.
- 7.47 Officers have worked proactively with the applicant throughout the application process and amendments have been secured, including the removal of the previously proposed mezzanine floor. However, the scheme continues to include the subdivision of the principal schoolroom, which remains the Conservation Officer's primary concern. It is also noted that there are alternative internal configurations which appear capable of accommodating the applicant's accommodation requirements without the need for the proposed subdivision. For example, the proposed utility room provides approximately 13.5 square metres of floorspace and exceeds the Nationally Described Space Standard requirements for a double bedroom. However the applicant is not willing to delete the proposed subdivision of the main school hall space as suggested from the proposal which would overcome the substantial heritage harm, and allow an Officer recommendation of approval.
- 7.48 For the reasons set out above, Officers conclude that the proposal would result in substantial harm to the significance of the Grade II listed building. The identified public benefits are not considered substantial or sufficient to outweigh that harm and, consequently, the proposal is contrary to NDMP HE5 and HE6 and is not supported by Conservation Specialists or Planning Officers.
- 7.49 Officers therefore conclude that the works would be contrary to Policies LP2 and LP34 of the Huntingdonshire Local Plan to 2036, the Planning (Listed Buildings and Conservation Areas) Act (1990) and National Decision-Making Policies HE5 and HE6 of the NPPF (2026).

Design and visual amenity

- 7.50 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in NDMP DP3 (Key Principles for Well-Designed Places) of the National Planning Policy Framework (2026).
- 7.51 The previous application (ref. 25/01600/FUL) was refused on the basis that the proposed extensions, by virtue of their siting, scale, massing, design and material finish, failed to respond positively to their surroundings, contribute to the character and identity of the area, or integrate successfully with the host building.

- 7.52 Whilst the current proposal also includes extensions to the rear of the building, these are substantially reduced in scale compared with the refused scheme. The proposed works comprise modest gabled extensions and a sun room. The Conservation Officer considers the westward extension, proposed in place of the existing outbuilding, to be appropriately subservient to the main building.
- 7.53 Alterations to the principal elevation are largely confined to repair and restoration works and are therefore considered to have a limited impact on the character and appearance of the area. These works are considered in greater detail under the associated listed building consent application. The most notable external alterations relate to the rear of the building, where the proposed extensions would be located.
- 7.54 The proposed sun room, a predominantly glazed structure positioned between the proposed westward extension and the former infant school room, is considered an improvement on previous schemes. However, there remains some uncertainty as to whether sections of the structure would comprise fully glazed or opaque walling. Should Members be minded to approve the application, these details could be secured by way of a planning condition. The proposal also includes the reconstruction of the front boundary wall using salvaged materials where practicable, with any replacement materials to match the existing. This aspect of the proposal is considered to be acceptable.
- 7.55 In respect of the proposed extensions, the Conservation Officer has advised that the revised scale and massing represent a significant improvement over the previously refused scheme and are considered acceptable in this context. The Conservation Officer has therefore recommended the imposition of conditions requiring the submission and approval of details relating to external materials, brickwork, and their construction, should planning permission be granted.
- 7.56 The proposed rear extensions are considered modest, proportionate and appropriately subservient to the host building, thereby overcoming the design concerns that formed the basis of the previous refusal. Notwithstanding this, the subdivision of the principal former school hall area, to create a bedroom in addition to the open plan lounge/kitchen/diner would result in substantial harm to a key component of the significance of the Grade II listed building.
- 7.57 The listing identifies the building's significance as deriving principally from its architectural and historic interest. Architecturally, the building is valued as a well-preserved early example of a small rural school, with its original plan form remaining clearly legible and a number of historic features, including the clock, panelled doors and founder's coat of arms tablet, contributing to its authenticity and character.
- 7.58 In terms of its historic interest, the building derives significance from its long-standing educational role within the local community, having served generations of local children. The survival of historic school plans further enhances an appreciation and understanding of the building's original function and its evolution over time.
- 7.59 The main school hall therefore remains a key element of the building's significance and is one of the principal attributes that justifies its designation as a listed building.
- 7.60 Whilst the amended scheme has addressed a number of the concerns identified under previous proposals, it continues to involve the subdivision of the main school hall. The open plan form and volume of this space are fundamental characteristics of the building's historic function and significance. The introduction of internal subdivisions would erode the legibility of the original school hall, diminishing both its architectural

character and the ability to appreciate and understand the building's former educational use.

- 7.61 Consequently, the proposal would result in substantial harm to the significance of the listed building, as it would fundamentally alter a key element of its significance, namely the original and highly legible plan form that survives within the principal hall space. The proposal therefore conflicts with Policies NDMP HE5 and NDMP HE6 and is not supported by the Council's Conservation Officer or Planning Officers. Whilst the external alterations are considered acceptable in design terms, the proposal must be considered in its entirety. On this basis, the submitted design is unacceptable due to the substantial harm caused by the subdivision of the main school hall space to the significance of the designated heritage asset.

Residential Amenity

- 7.62 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. This Local Policy accords with National Decision-making Policy P3: Living Conditions and Pollution of the NPPF 2026.
- 7.63 In terms of potential overbearing, overshadowing and loss of light impacts, it is considered that the proposed extensions would not result in significant harm to the residential amenity of neighbouring occupiers. This is due to their relatively modest scale and height, their relationship with the existing rear projections and ancillary structures, and the retention of a comparable separation distance from neighbouring properties. Accordingly, the proposal is not considered to give rise to any unacceptable overbearing, overshadowing, daylight or sunlight impacts.
- 7.64 In terms of overlooking and loss of privacy, no additional windows are proposed within the principal part of the building. The glazing associated with the proposed extensions would be located at ground-floor level only and, having regard to the existing boundary treatments and separation distances, would not result in any material increase in overlooking or loss of privacy for neighbouring occupiers.
- 7.65 In considering the living conditions of future occupiers, it is acknowledged that there is an unusual relationship with No. 16 High Street to the south, whereby a number of windows within that property have direct views towards parts of the application site's curtilage. Whilst it is unclear whether these windows serve habitable rooms, those windows positioned on the Northern elevation of No. 16, overlooking the garden area of the Old School House, are of greatest relevance.
- 7.66 Whilst such an arrangement would not ordinarily be supported in the context of new development, it is important to note that this relationship is long established. The windows currently overlook the application site and have done so throughout its historic use. Furthermore, the area of land affected is not located immediately to the rear of either dwelling and does not comprise the principal private amenity space typically associated with activities such as sitting out or outdoor dining. On balance, it is therefore considered that the existing relationship does not give rise to an unacceptable loss of privacy and would provide an acceptable level of amenity for future occupants.
- 7.67 Having regard to all other aspects of residential amenity, the proposed development is considered to provide a high standard of accommodation for future occupiers. The scheme incorporates adequate private and defensible amenity space, together with suitable provision for refuse and cycle storage. The site's sustainable location provides

convenient access to a range of services, facilities, recreation opportunities and public rights of way, contributing positively to the living conditions of future residents.

- 7.68 The internal layout has been designed to accord with the Nationally Described Space Standard, ensuring that all habitable rooms benefit from adequate levels of space and natural light. Furthermore, having regard to the site's historic and surrounding land uses, there are no known concerns relating to land contamination, and future occupiers would not be expected to experience unacceptable levels of noise, odour or other environmental disturbance. Overall, the proposal is considered to provide an acceptable and high-quality living environment for future residents.
- 7.69 Overall, taking the above assessment into consideration, the development proposed is considered to be acceptable with regard to its impacts and approach to residential amenity of the proposed and surrounding dwellings and therefore accords with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036 and NDMP P3: Living Conditions and Pollution of the NPPF 2026.

Highway Safety and Parking Provision

- 7.70 Policies LP16 and LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.71 Owing to the layout of the site and the heritage constraints associated with the conversion of the listed building, no off-street car parking is proposed as part of the development. The Local Highway Authority has been consulted and raises no objection on highway safety grounds. Whilst advising that the Local Planning Authority should consider any residential amenity implications arising from the absence of on-site parking, Officers note that High Street contains a mix of properties both with and without dedicated off-street parking provision, reflecting the historic character of the settlement.
- 7.72 It is acknowledged that the proposed dwelling is likely to generate some demand for on-street parking. However, having regard to the scale of the development, comprising a single residential unit, Officers do not consider that the proposal would result in an unacceptable increase in parking pressure or give rise to significant residential amenity concerns. Furthermore, it is considered that the site's former educational and community-related uses would likely have generated a greater demand for parking than the proposed residential use.
- 7.73 The sustainability of the site is also a material consideration. The submitted plans demonstrate the provision of secure cycle storage within the site. The proposed provision accords with the requirements of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide, which seek one cycle parking space per bedroom in a secure and covered location. Should planning permission be granted, the provision and retention of cycle parking could be secured by condition.
- 7.74 Taking the above into account, Officers are satisfied that the proposal would not result in unacceptable impacts on residential amenity arising from on-street parking demand, would not prejudice highway safety, and provides an appropriate level of sustainable transport infrastructure. The proposal is therefore considered to accord with Policies LP14, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and National Decision Making Policies TR3 and TR6 of the National Planning Policy Framework 2026.

Flood Risk and Surface Water

- 7.75 The application site is located within Flood Zone 1, as defined by the Environment Agency Flood Map for Planning, which represents land at the lowest probability of flooding. The site is not identified as being at significant risk from other sources of flooding. Accordingly, the proposed development is considered appropriate in this location and there is no requirement to apply the Sequential or Exception Tests. Furthermore, given the limited scale of the proposed extensions and alterations, Officers do not consider the proposal would give rise to any significant increase in surface water runoff.
- 7.76 Officers are satisfied that the details of surface water and foul water drainage can be adequately addressed through the Building Regulations process and other relevant legislative controls. In view of the scale and nature of the development, no objections are raised on drainage or flood risk grounds.
- 7.77 The proposal is therefore considered acceptable in respect of flood risk, surface water and foul water management and is compliant with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and National Decision-Making Policies F4, F6, F7 and F8 of the NPPF 2026.

Biodiversity

- 7.78 In considering ecological matters, regard has been had to the age, condition and current vacancy of the building, which has the potential to support protected species, particularly roosting bats. The application is accompanied by a Preliminary Roost Assessment prepared by Sound Ecology and dated July 2025, which was received by the Local Planning Authority on 14 May 2026.
- 7.79 The assessment concludes that the building does not provide evidence of supporting protected species and that the proposed works are unlikely to result in adverse impacts upon notable or protected species. As such, no further ecological surveys are considered necessary.
- 7.80 The report does, however, recommend the implementation of precautionary working methods during construction and the incorporation of ecological enhancement measures. Subject to the imposition of appropriate conditions to secure these measures, Officers are satisfied that the proposal would not result in unacceptable ecological impacts.
- 7.81 Overall, having regard to the above, the development is acceptable with regard to its approach to biodiversity and subject to conditions would accord with Policy LP30 of the Huntingdonshire Local Plan to 2036 and National Decision-Making Policy N2 (Improving the natural environment) of the NPPF 2026.

Impact on Trees

- 7.82 Policy LP31 of the Local Plan requires proposals to demonstrate that potential adverse impacts on trees, woodland, hedges, and hedgerows have been fully considered. There are trees and hedgerows adjacent to the site boundaries that could be affected by the proposed development, and the root protection areas of these features should inform the site layout.
- 7.83 As detailed in the preceding sections of this report, a broadly similar scheme was refused by the Development Management Committee on 17 December 2025. One of the reasons for refusal related to the absence of sufficient arboricultural information to demonstrate that the development could be undertaken without harm to adjacent trees and their Root Protection Areas (RPAs).

- 7.84 The site lies within the Bluntisham Conservation Area. Whilst there are no Tree Preservation Orders affecting the site or adjoining land, trees within the Conservation Area benefit from statutory protection.
- 7.85 In response to the previous reason for refusal, the current application is accompanied by an Arboricultural Impact Assessment (AIA). The assessment confirms that there are no trees located within the application site, although several off-site trees are situated in close proximity to the site boundaries. The report concludes that existing hard surfacing within the site has significantly restricted root growth beneath the site and notes that overhanging canopies have recently been reduced.
- 7.86 The submitted AIA has been reviewed by the Council's Arboricultural Officer. The Officer advises that the proposed change of use and internal alterations are unlikely to adversely affect surrounding trees and accepts that the information submitted demonstrates, in principle, that the development can be undertaken without significant arboricultural harm, provided that the existing hardstanding is retained during the construction phase.
- 7.87 The Arboricultural Officer has, however, raised concerns regarding the limited level of detail contained within the submitted Arboricultural Method Statement. In particular, it is considered that a detailed Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) are required to clearly identify tree protection measures and any specialist construction techniques necessary to safeguard adjacent trees throughout the development process.
- 7.88 Notwithstanding these concerns, the Arboricultural Officer raises no objection to the proposal, subject to conditions requiring the submission and approval of a detailed AMS and TPP in accordance with BS5837:2012. Subject to these conditions, it is considered that the proposal would safeguard nearby trees and comply with the requirements of Policy LP31 of the Huntingdonshire Local Plan to 2036.

Other Matters

Accessible and Adaptable Dwellings

- 7.89 Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable.
- 7.90 In this case, given the constraints presented in the conversion of an existing building (not least one of heritage value) it is considered that it would be challenging to achieve this compliance. (For example, the lack of parking and level access are factors). Therefore, Officers consider that should Members choose to grant planning permission that it would be unreasonable to impose this condition.

Accessible and Adaptable Dwellings

- 7.91 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. Should Members choose to grant planning permission a condition is recommended to be attached to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

Unilateral Undertaking for the provision of Wheeled Bins.

- 7.92 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of

wheeled bins has been received by the Local Planning Authority. The proposal therefore accords with Policy LP4 of Huntingdonshire's Local Plan to 2036.

Public Sector Equalities Duties

- 7.93 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 7.94 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 7.95 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application and no conflicts are raised.

Human Rights

- 7.96 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application and no conflicts are raised. There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposed subdivision of the principal schoolroom space to create an open plan lounge/kitchen/diner and separate bedroom for the 3 bedroom dwelling would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant historic space which remains legible as a single historic classroom and contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed alterations would fundamentally erode this open character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building.
- 8.2 The public benefits arising from a single new residential dwelling, including the bringing back into use of this former community Listed building, are not considered to be substantial or sufficient to outweigh the identified heritage harm in this instance. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

9 RECOMMENDATION AND CONDITIONS/REASONS

- 9.1 It is recommended that the proposal is recommended FOR REFUSAL for the following reasons.
- 1. The proposed subdivision of the principal schoolroom to create a residential dwelling would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant

historic space which remains legible and contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed alterations by way of subdivision of this open plan space would fundamentally erode the character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building. The public benefits arising from the proposal, including the continued use of the building, are not considered to be substantial or sufficient to outweigh the identified heritage harm. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388640 and we will try to accommodate your needs.

Bluntisham Parish Council Comments

Application references: 26/00903/FUL & 26/00904/LBC

The Old Day School, High Street, Bluntisham

Bluntisham Parish Council remains steadfast in its support for the redevelopment of this building. This marks our third submission of support for the application and our position has not changed.

We favour bringing the building back into residential use, preserving it from further deterioration while maintaining its historical character.

We attended the last two DMC meetings where this application was discussed by the committee and consistently advocated for its approval.

Paragraph 203 of the NPPF, section 16 Conserving & enhancing the Historic Environment, states:

203. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

(d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

(e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

(f) the desirability of new development making a positive contribution to local character and distinctiveness; and

(g) opportunities to draw on the contribution made by the historic environment to the character of a place.

Bluntisham Parish Council acknowledges that this change of use departs from the building's original purpose as a school. However, returning it to its former use is not feasible in 2026. The plans maintain the building's character despite the proposed change. The council believes the benefits of conservation outweigh any potential harm and that this approval aligns with points F and G of section 16 of the NPPF.

Furthermore, we'd like to highlight the decision to approve significant works and changes of use to the Falcon Public House in St Neots. It was in a state of disrepair and HDC itself sought approval for the change. The approval was granted in 2025 with reference numbers 24/01827/HDC and 24/01828/LBC. The approval decision notice stated:

As set out above, there is also considered to be a level of a less than significant harm arising to the significance of the heritage asset through the removal of historic fabric, and as some of the proposed new-build

elements will result in a change in the setting and experience of the river frontage, in conflict with the historic arrangement of the boathouse. That said, the context of much of the work here is to identify a solution to secure the long-term retention of the frontage of the building, to safeguard its position and the contribution it makes to the area. As such, officers consider that the level of harm, and the weight to be afforded to that harm in the overall planning balance, is low-moderate.

The council believes the same principles apply to this application to restore the Old School in Bluntisham. It aims to preserve as much of the original building's fabric as possible. However, the key aspect is its guarantee of the building's long-term retention. This was acknowledged by the DMC when approving the Falcon public house in St Neots and the same logic and balance should be applied here.

2nd June 2026

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 26/00903/FUL Case Officer Charlotte Dew

Proposal: Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations

Location: The Old Day School High Street Bluntisham

Observations of Bluntisham Town/Parish Council.

Please ✓ box as appropriate

☒

Recommend **approval** because(please give relevant planning reasons in space below)

See attached

☐

Recommend **refusal** because...(please give relevant planning reasons in space below)

☐

No observations either in favour or against the proposal

 Clerk to Bluntisham Town/Parish Council. (For GDPR purposes please do not sign)

Date : *2.6.26*

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

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Observations of Bluntisham Town/Parish Council.

Please ✓ box as appropriate

☒

Recommend **approval** because(please give relevant planning reasons in space below)

See attached

☐

Recommend **refusal** because...(please give relevant planning reasons in space below)

☐

No observations either in favour or against the proposal

 Clerk to Bluntisham Town/Parish Council. (For GDPR purposes please do not sign)

Date :

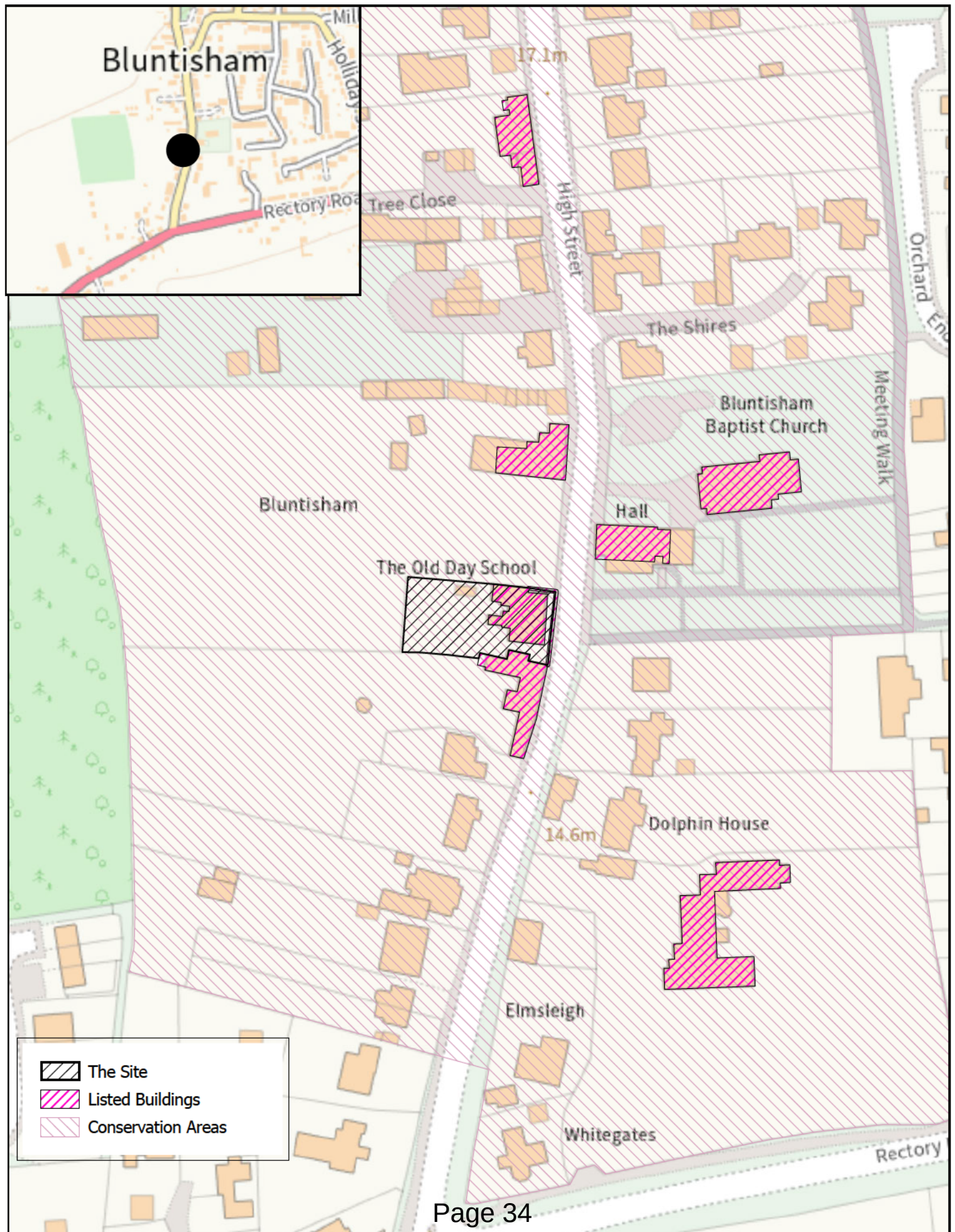
2.6.26

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Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

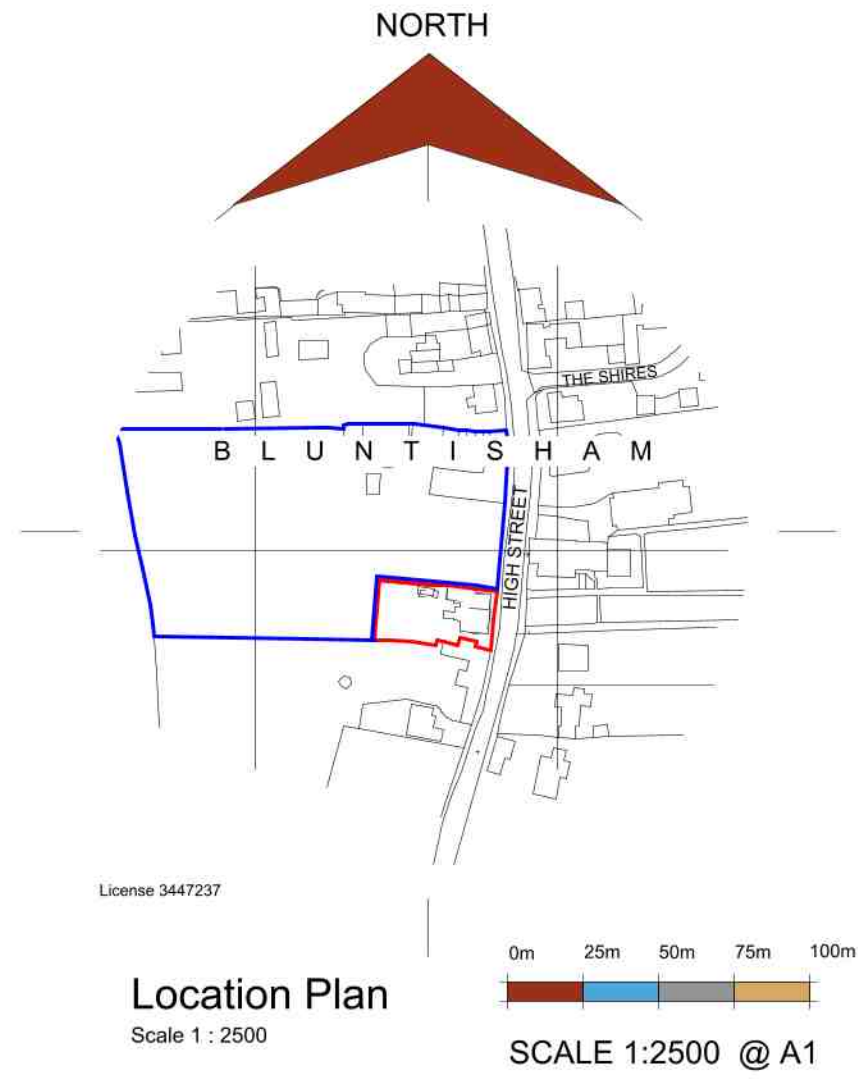
(Development Management)





Planning Proposed Site and Roof Plan
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1



Location Plan
Scale 1 : 2500

0m 25m 50m 75m 100m
SCALE 1:2500 @ A1

FOOTPRINT AREAS

Existing 182msq
Proposed 219msq

- General Notes
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- Existing building surveyed
- New building
- Neighbouring buildings - Partly surveyed
- New grass area, removing existing tarmac paving
- New planting - Details subject to detailed design
- Paths and patios
- Existing trees
As per Shefford Tree Service Arboricultural Impact Assessment and method statement

Bike storage
Provide 2 no. 'Sheffield' loops

Bins
Provide hard paved space for 3 no. wheelle bins

Fencing and Gate
New treated timber feather edge fence with ledged and braced gate

SITE PLAN KEY

Scale 1 : 200

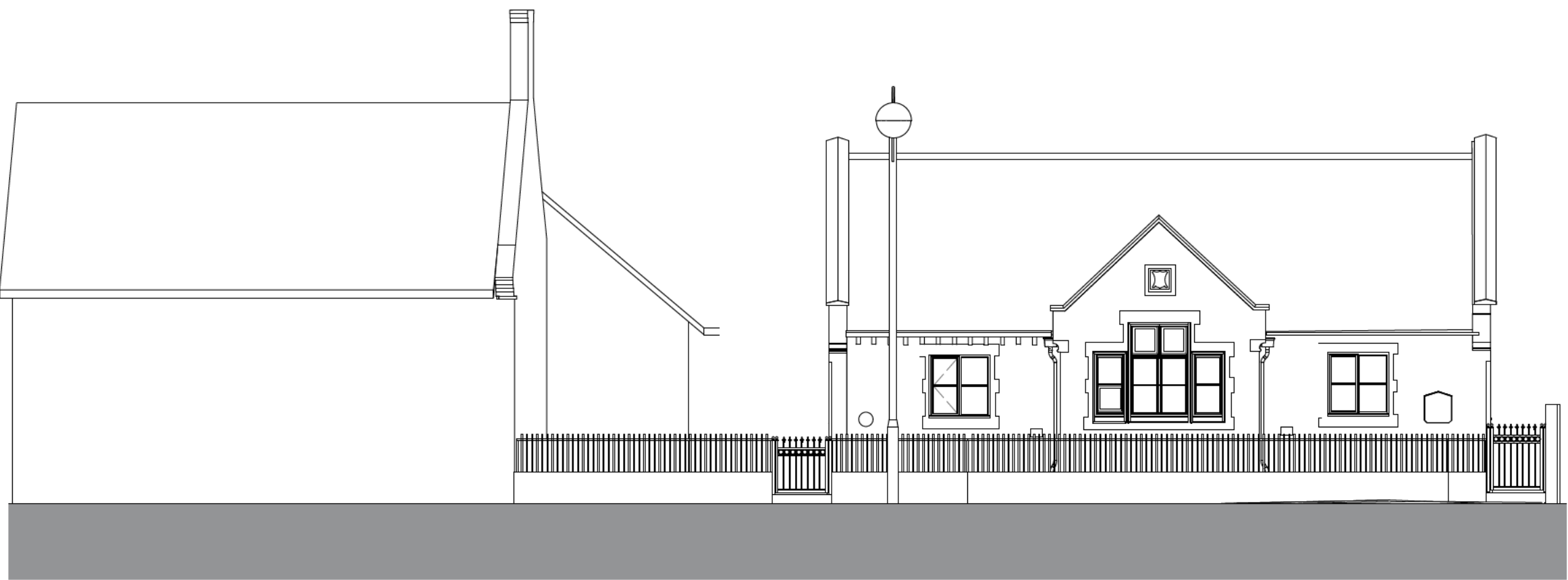
Rev	Date	Revision Description
A	MAY 2026	OSmap amended

Status
PLANNING

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Proposed Development at The Old School, High Street, Bluntisham	Job Title	Date	Drawn by
	Proposed Development at The Old School, High Street, Bluntisham	MAR 2026	IG
Drawing Title PLANNING DRAWING Proposed Site, Location and Roof Plan	Job No.	Checked by	GL
	SE-2489		
	Sheet Size	Revision	A
	A1		



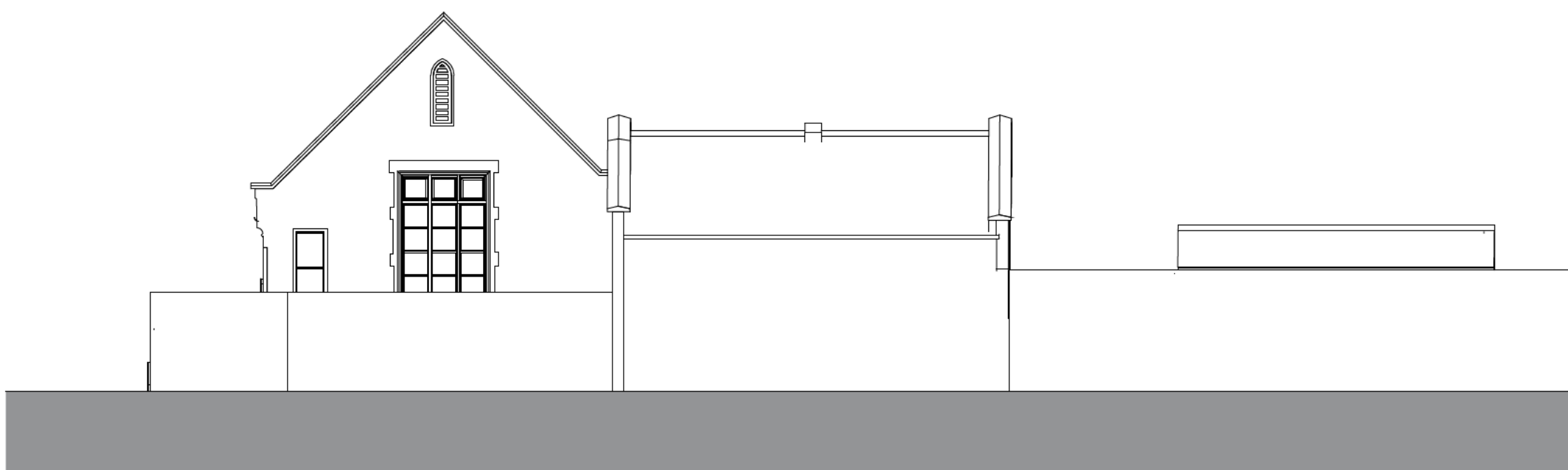
Existing Front (east) Elevation
Scale 1 : 100
SCALE 1:100 @ A1



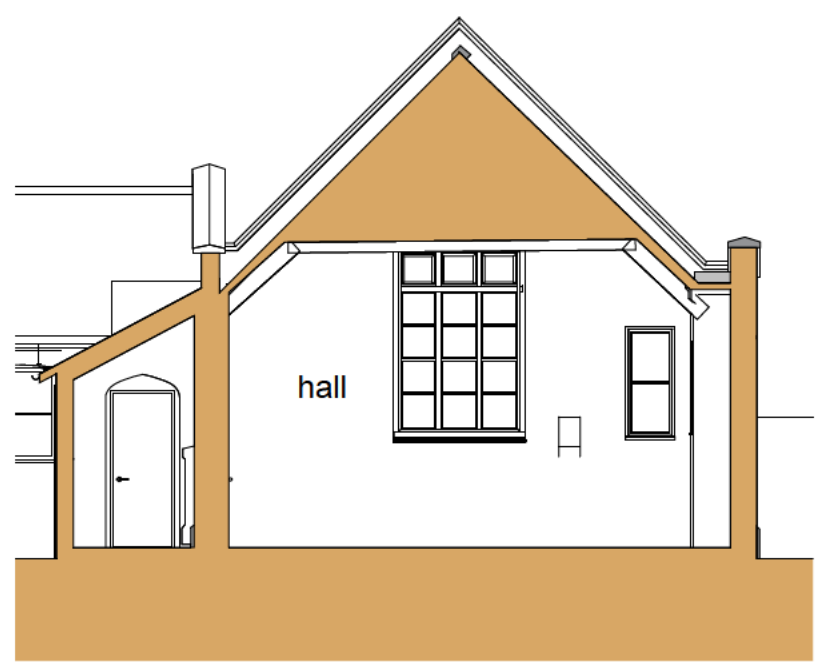
Existing Side (south) Elevation
Scale 1 : 100
SCALE 1:100 @ A1



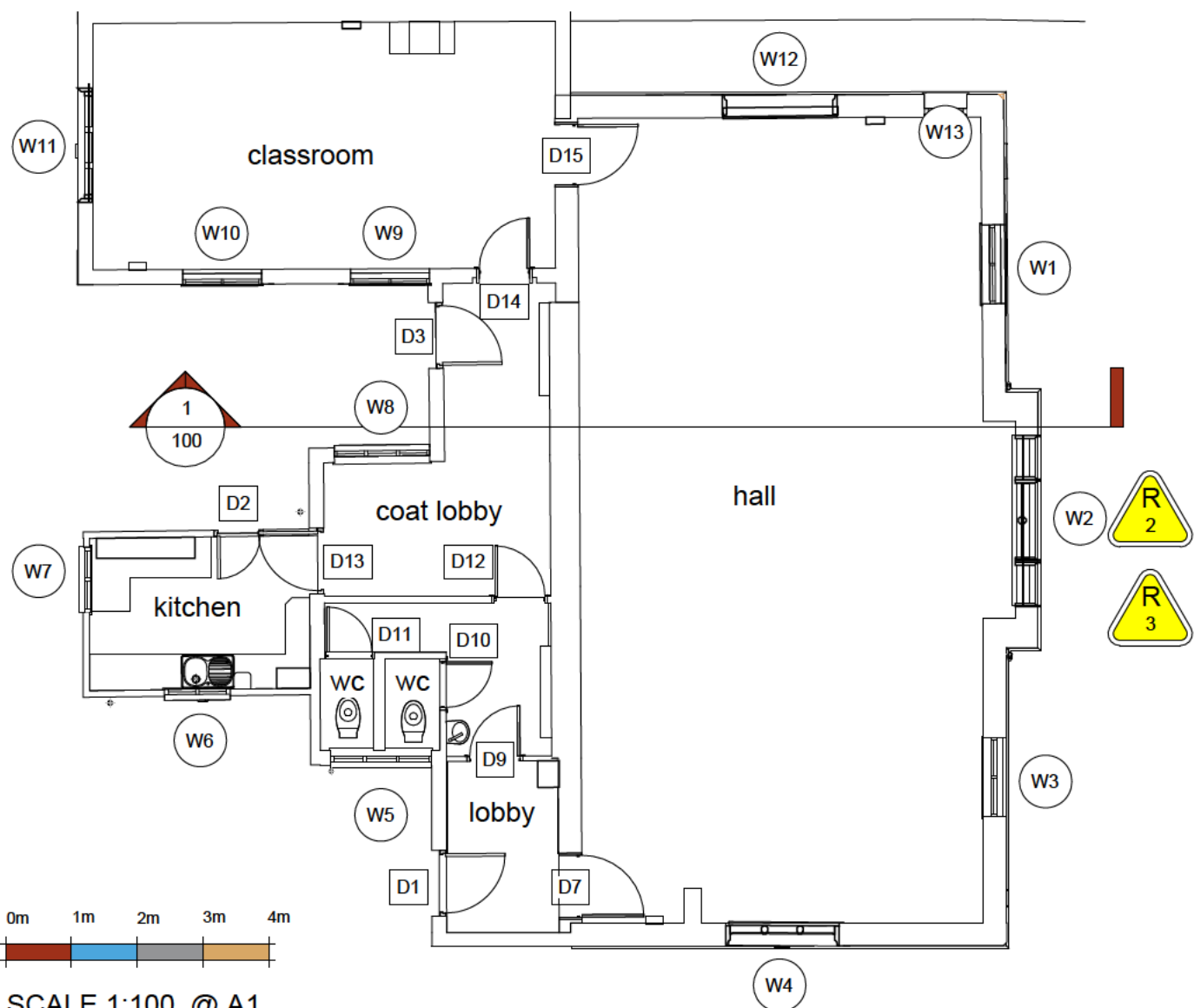
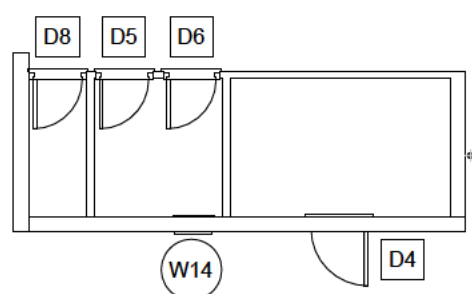
Existing Rear (west) Elevation
Scale 1 : 100
SCALE 1:100 @ A1



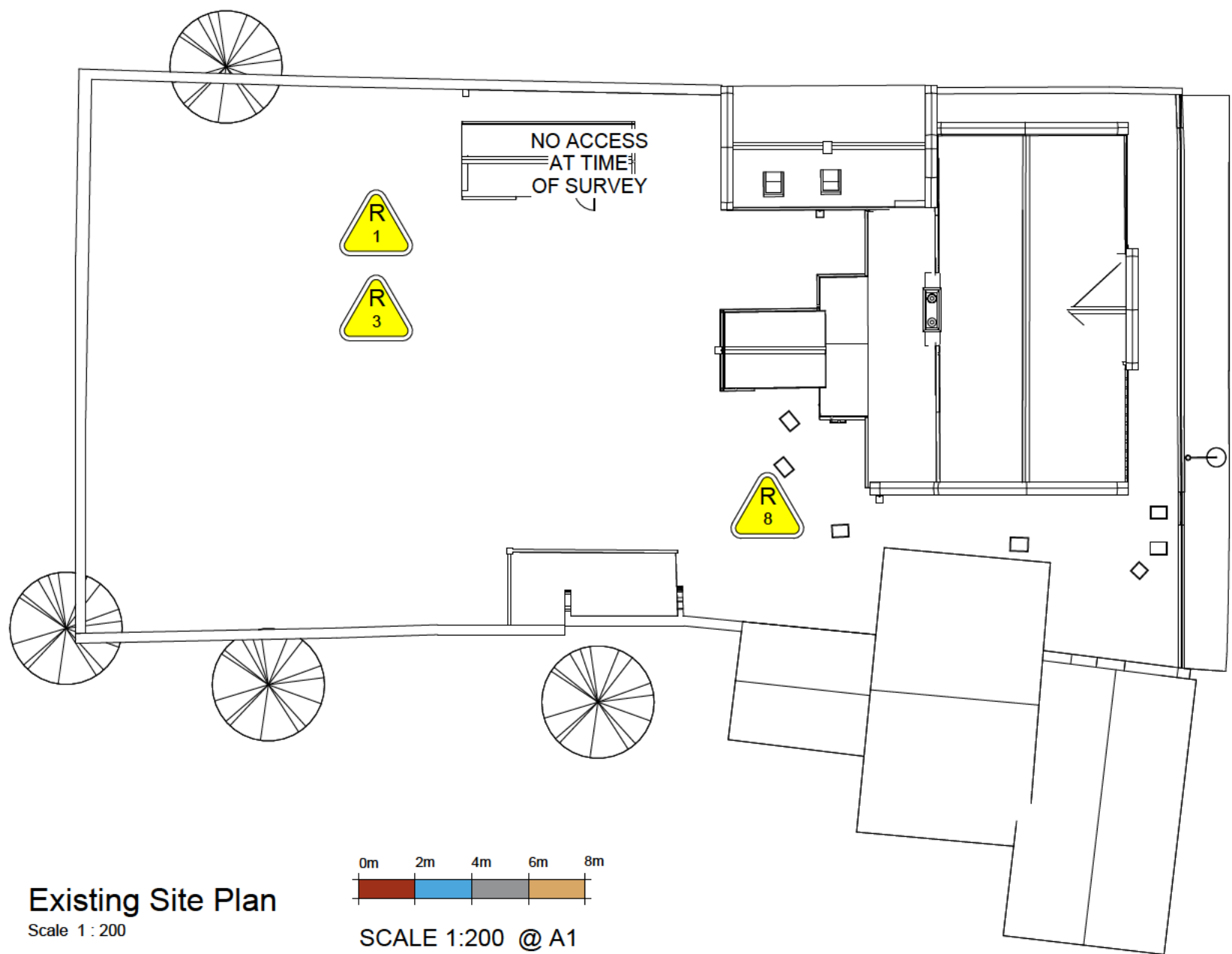
Existing Side (north) Elevation
Scale 1 : 100
SCALE 1:100 @ A1



Section 1
Scale 1 : 100
SCALE 1:100 @ A1



Existing Ground Floor
Scale 1 : 100
SCALE 1:100 @ A1



Existing Site Plan
Scale 1 : 200
SCALE 1:200 @ A1

- General Notes
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SITE RISK NOTIFICATION KEY

To be used with reference to the accompanying Project Risk Register		
R01	Contamination/ Unknown Contamination	R08 Inspection chambers
R02	Asbestos	R10 Excavations/ Foundations
R03	Unknown Services	R11 Temporary Support
R05	Demolition	R20 Large glazing
R06	Fire/ Sprinklers	R21 decoration and future maintenance
R07	Steelwork/ crane/ lifting	R23 High Ceilings

EXISTING SURVEY DRAWING BASED ON SURVEYBASE DRAWINGS SB11089

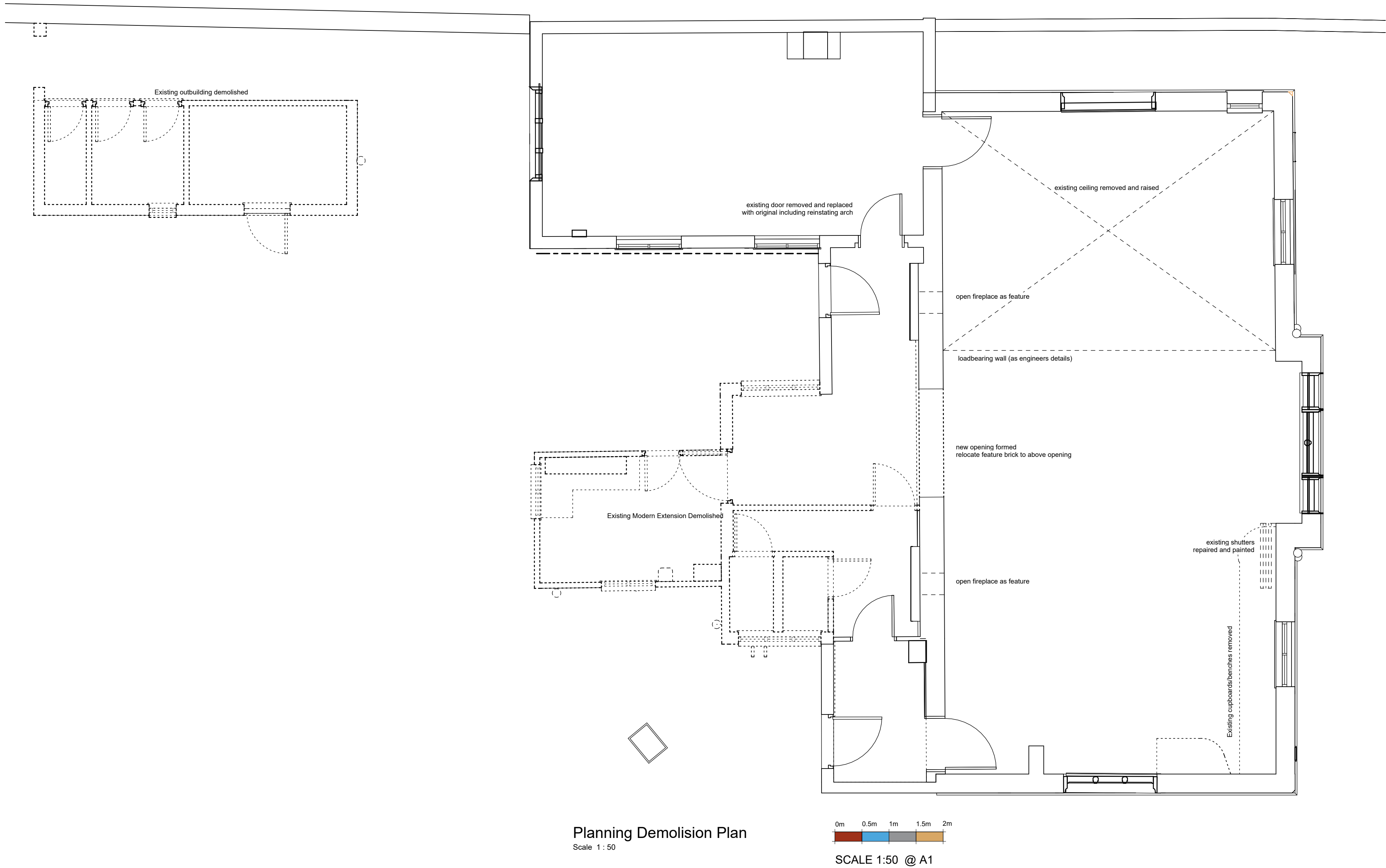
Rev	Date	Revision Description
Status		

EXISTING

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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG
	Checked by RS	
Drawing Title EXISTING Existing Plans, Elevations, Section and Site Plan	Job No. SE-2489	Sheet Size A1
	Dwg No. 100	Revision



- General Notes
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EXISTING SURVEYED WALLS
Existing wall construction, thickness varies

DEMOLISHED WALLS

DEMOLITION WALL KEY
Scale 1:50

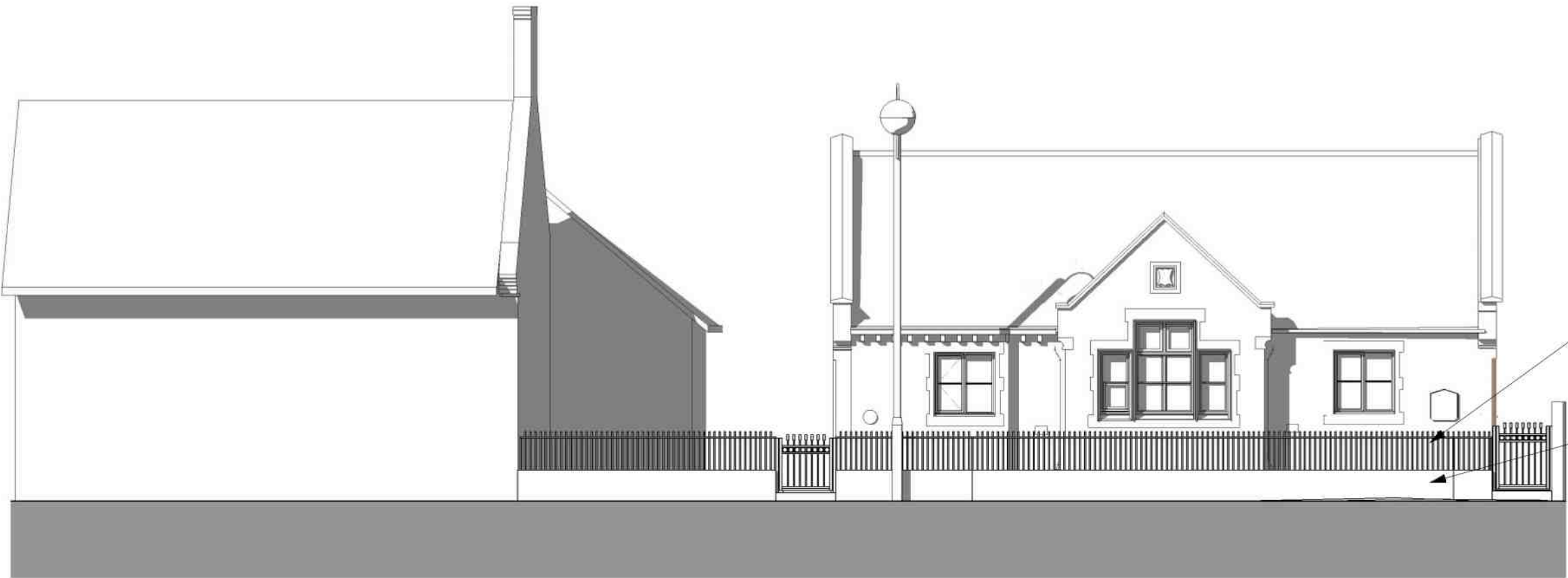
Rev	Date	Revision Description
Status		

PLANNING



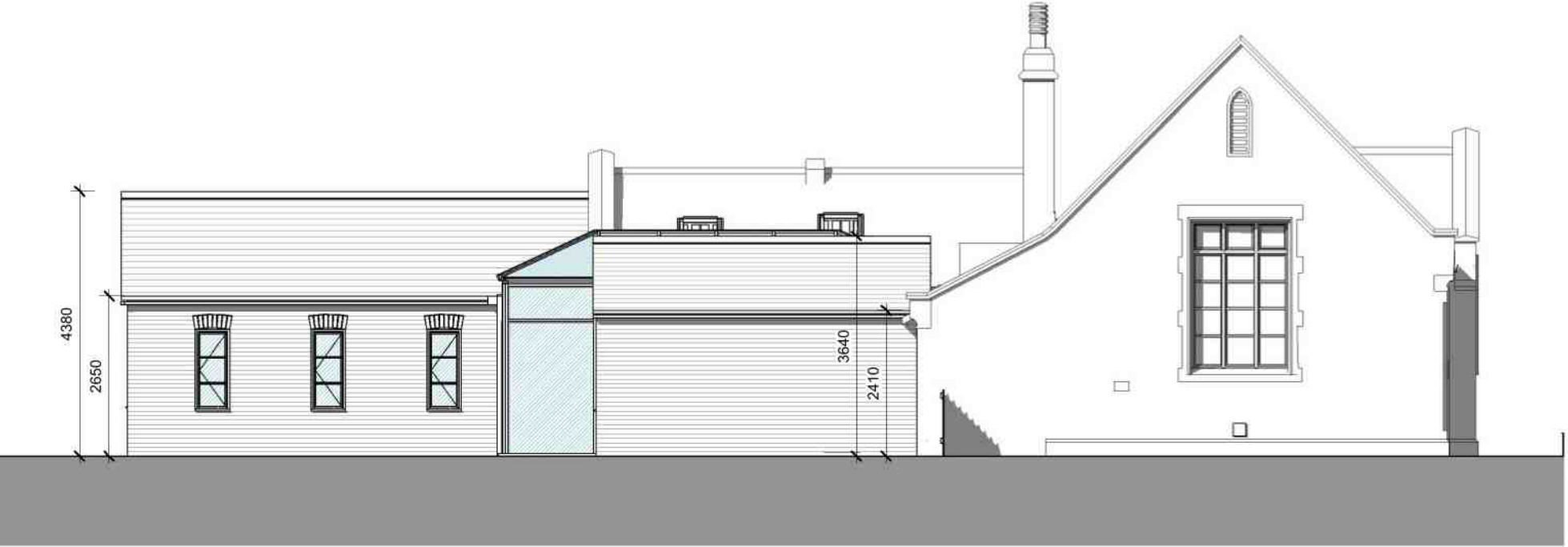
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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG Checked by GL
	Job No. SE-2489 Dwg No. PP1150	Sheet Size A1 Revision



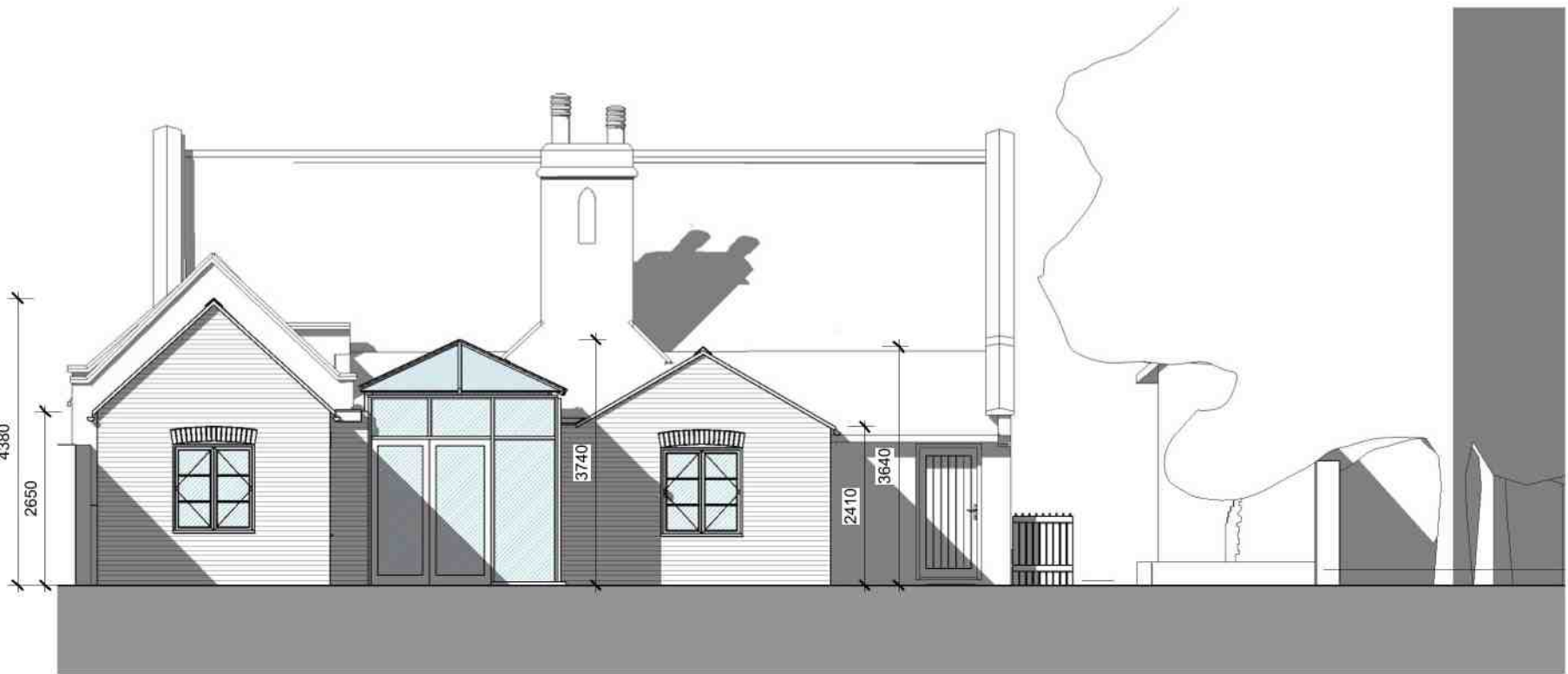
Proposed Front (east) Elevation
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1



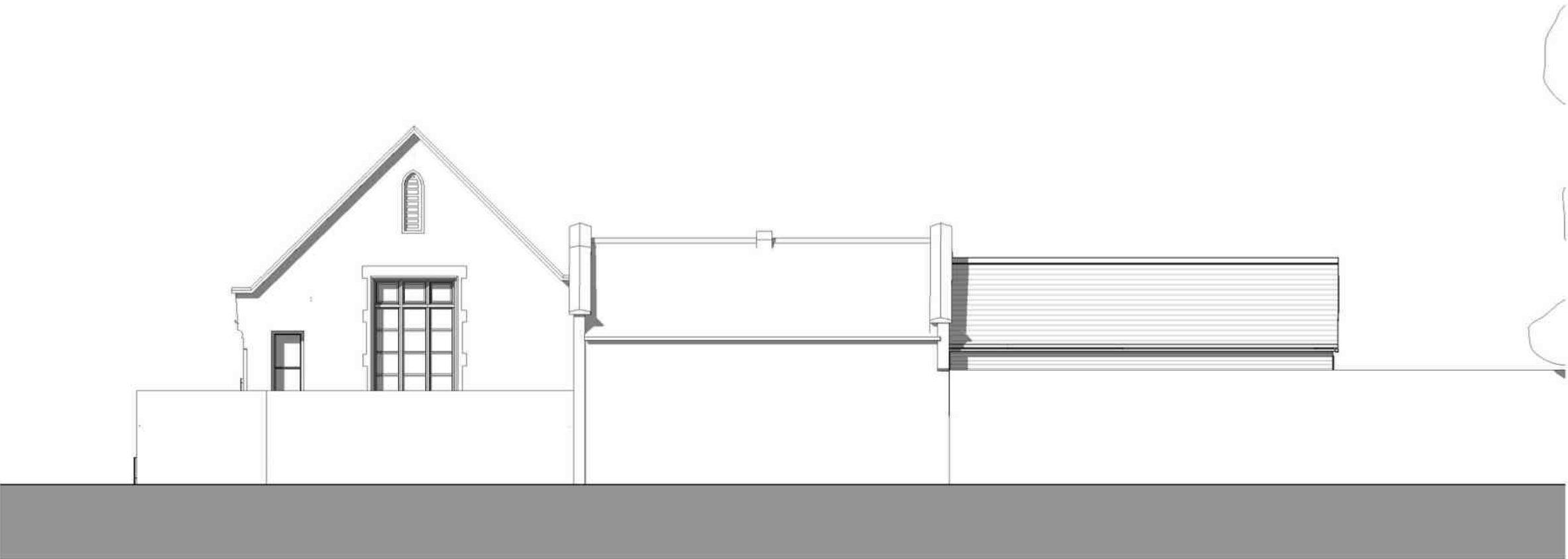
Proposed Side (south) Elevation
Scale 1 : 100

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SCALE 1:100 @ A1



Proposed Rear (west) Elevation
Scale 1 : 100

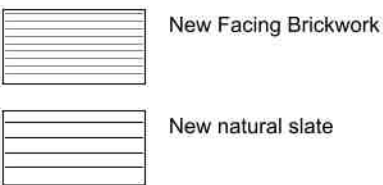
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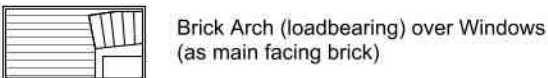
Proposed Side (north) Elevation
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1

Extensions



New Windows - Timber flush casement
New doors - Aluminium to match glazed rooflight
Rainwater pipes and Gutters - Black aluminium Ogee gutter and round downpipes



MATERIAL KEY
Scale 1 : 50



Rooflight and Glazing example



Dwarf Wall and Railings

existing railings carefully removed and stored at 18 High Street while works are carried out. Prior to occupation the railings are to be reinstated including cleaning and painting black.

existing bullnosed bricks to be carefully removed and retained. Prior to occupation wall rebuilt with reused bricks where possible, new reclaimed bricks if required and bullnosed bricks reinstalled.

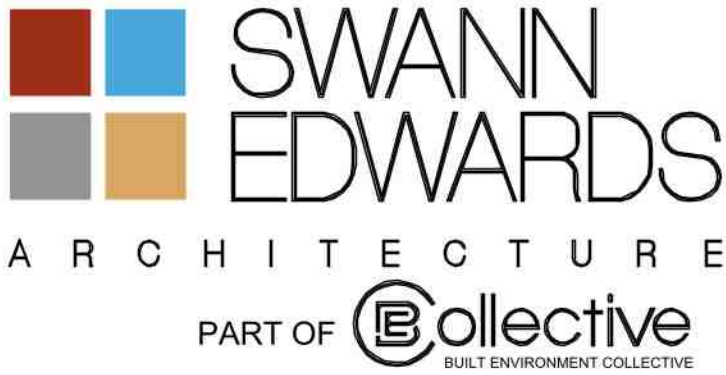
Existing brickwork removed and replaced with reclaimed bricks and lime mortar.

- General Notes
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B	MAY 2026	Dimensions Added
A	MAY 2026	Front wall note amended
Rev	Date	Revision Description

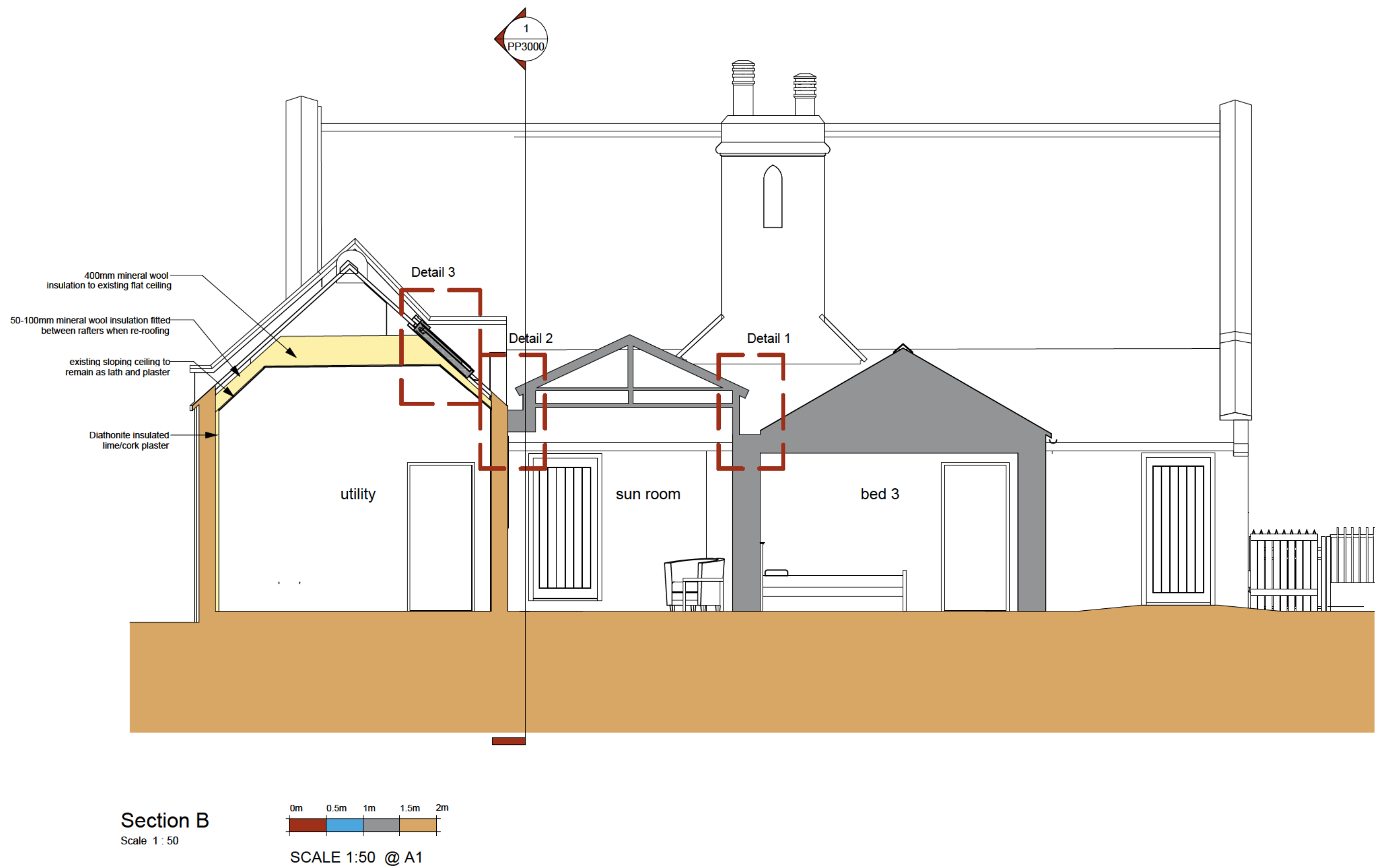
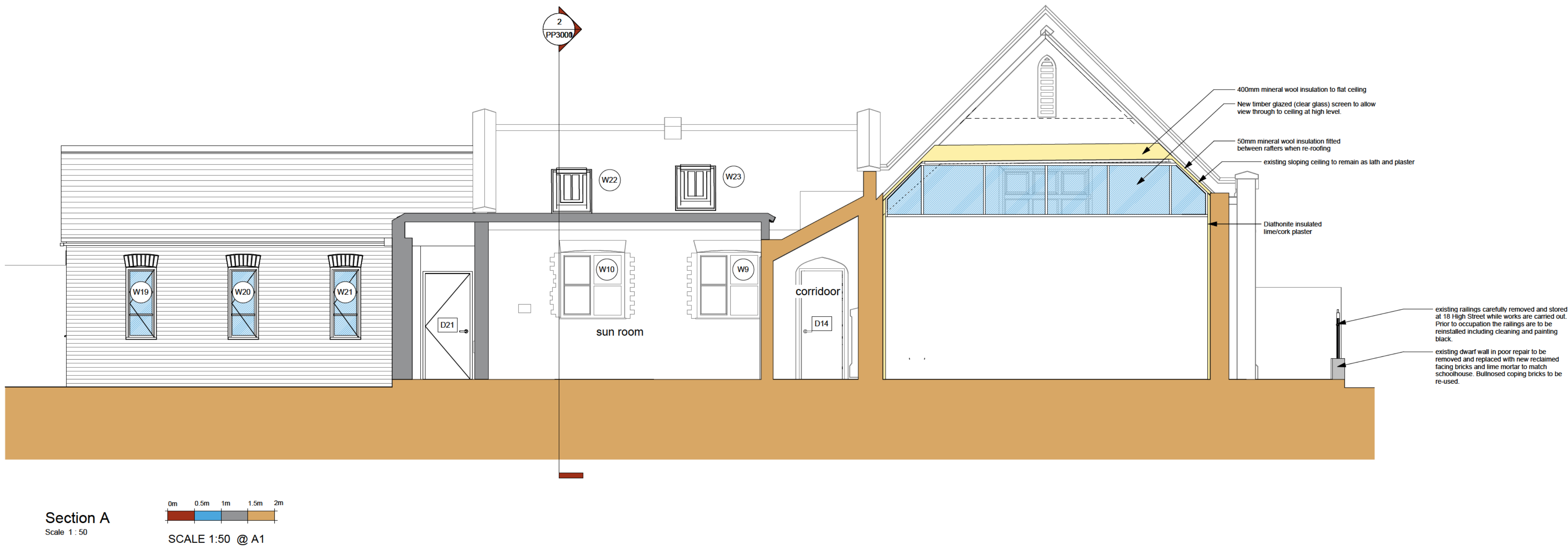
Status

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Proposed Development at The Old School, High Street, Bluntisham	Job Title	Date	Drawn by
	Proposed Development at The Old School, High Street, Bluntisham	MAR 2026	IG
PLANNING DRAWING - CDM Proposed Elevations	Job No.	SE-2489	Sheet Size
	Dwg No.	PP2000	A1
	Checked by	GL	Revision
			B



- General Notes
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B	JULY 2026	Clear Glazing note added
A	JULY 2026	First Floor Removed

Rev	Date	Revision Description
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Status

PLANNING

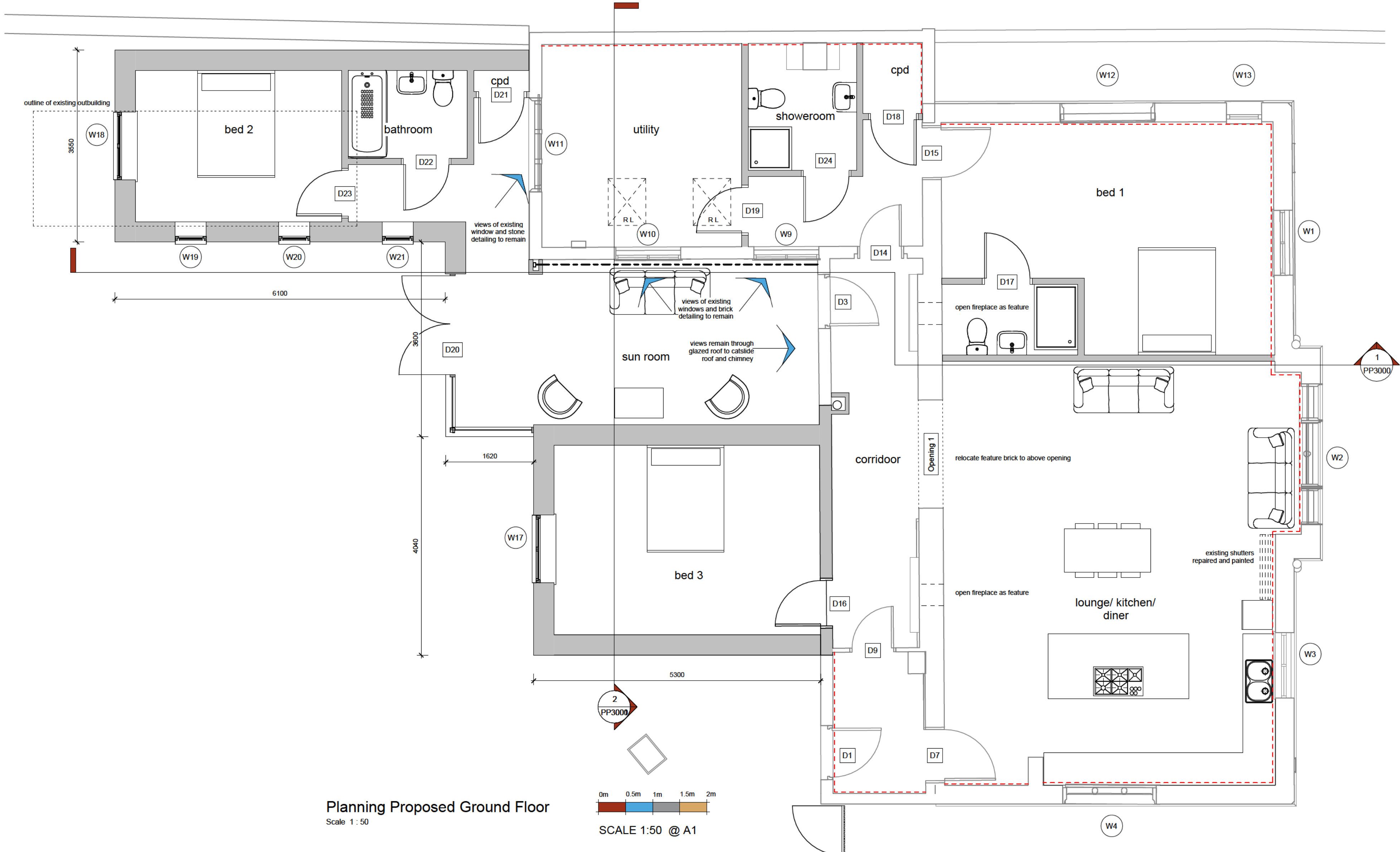


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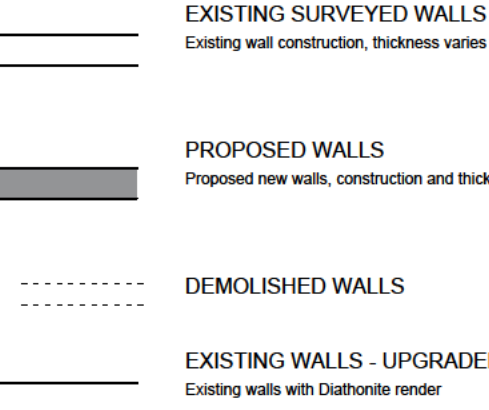
Proposed Development at The Old School, High Street, Bluntisham	Job Title	Date	Drawn by
		MAR 2026	IG
PLANNING DRAWING - CDM Sections	Checked by		GL
Job No.	SE-2489	Sheet Size	A1
Dwg No.	PP3000	Revision	B

Existing Door Schedule		Proposed Door Schedule	
Mark	Comments	Mark	Comments
D1	Existing door retained	D1	Existing door retained
D2	Existing door removed	D3	Existing door retained
D3	Existing door retained	D7	Existing door retained
D4	Existing door removed	D9	Existing door removed
D5	Existing door removed	D14	Existing door replaced with original arched door
D6	Existing door removed	D15	Existing door retained
D7	Existing door retained	D16	New internal door
D8	Existing door removed	D17	New internal door
D9	Existing door removed	D18	New internal door
D10	Existing door removed	D19	New internal door
D11	Existing door removed	D20	New fully glazed external door
D12	Existing door removed	D21	New internal door
D13	Existing door removed	D22	New internal door
D14	Existing door replaced with original arched door	D23	New internal door
D15	Existing door retained	D24	New internal door
		Opening 1	New opening including lintel

Existing Window Schedule		Proposed Window Schedule	
Mark	Comments	Mark	Comments
W1	minor repairs and decoration	W1	minor repairs and decoration
W2	minor repairs and decoration	W2	minor repairs and decoration
W3	minor repairs and decoration	W3	minor repairs and decoration
W4	minor repairs and decoration	W4	minor repairs and decoration
W5	window removed	W9	minor repairs and decoration
W6	window removed	W10	minor repairs and decoration
W7	window removed	W11	minor repairs and decoration
W8	window removed	W12	minor repairs and decoration
W9	minor repairs and decoration	W13	minor repairs and decoration
W10	minor repairs and decoration	W15	minor repairs and decoration, fly mesh to inside
W11	minor repairs and decoration	W16	minor repairs and decoration, fly mesh to inside
W12	minor repairs and decoration	W17	New double casement
W13	minor repairs and decoration	W18	New double casement, Fire Egress
W14	window removed	W19	New single casement
W15	minor repairs and decoration, fly mesh to inside	W20	New single casement
W16	minor repairs and decoration, fly mesh to inside	W21	New single casement
		W22	Conservation Rooflight
		W23	Conservation Rooflight



- General Notes
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PLANNING PLAN WALL KEY
Scale 1:50

- Schedule of Works
- Existing outbuilding and extension to be demolished.
Temporary support provided where required for existing structure.
- Existing dwarf wall and railings.
Existing railings carefully removed and stored at 18 High Street while works are carried out. Prior to occupation the railings are to be reinstalled including clearing and painting black.
Existing dwarf wall in pool repair to be removed and rebuilt using existing bricks where possible, where there is a shortage the additional bricks to be replaced with new reclaimed facing bricks and lime mortar to match schoolhouse. Buffrased coping bricks to be re-used.
- Existing walls - remove existing paint where possible with light scraping and hand wire brush. Apply Diatomite lime/cork (max 50mm) insulating plaster including primer where required. Upgraded U value 0.62 (degradation required).
- Existing roof slates to be removed and set aside for re-use, new breather membrane installed with new treated battens and existing slates reused, insulation filled between rafters maintaining 50mm air gap.
- Existing windows and doors noted to be retained to be repaired and decorated.
- New flush casement windows to be as details U value 1.5 (degradation required).
- New internal walls timber studwork with plasterboard finish and fully filled with acoustic insulation.
- New External walls (extensions) - Facing brickwork to be agreed with planning authority with 150mm cavity insulation, blockwork inner leaf and wet plaster finish U value 0.18
- New Ground Floors (extensions) - concrete sub floor (subject to structural engineer) 100mm insulation and 75mm sand cement screed U value 0.15
- New Sun Room - Aluminium slimline glazed walls and roof (see elevations), lead gutters formed around. Glazing U value 1.4
- New Roofs (extensions) - New natural slates over treated timber battens, breather membrane and roof trusses. 400mm Mineral wall insulation U value 0.15
- Fire detection and protection
Fire escape windows to new constructed bedrooms, new bedroom in existing requires mitigation and degradation with Fire Strategy and "Plumes" or similar fire suppression system to be fitted through the building.
New smoke and heat detectors to be provided throughout.

C	JULY 2026	First Floor Removed
B	MAY 2026	Dimensions Added
A	MAY 2026	Front wall note amended
Rev	Date	Revision Description

Status

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01945 450 694 | 01205 632 7084

info@swannedwards.co.uk • www.swannedwards.co.uk • be-collective.co.uk

Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG
	Checked by GL	
Drawing Title PLANNING DRAWING - CDM Proposed Plans, Window and Door Schedules	Job No. SE-2489	Sheet Size A1
	Dwg No. PP1100	Revision C

Development Management Committee – 19th October 2026

Application Number: 26/00904/LBC

Proposal: Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations

Location: The Old Day School, High Street, Bluntisham

Applicant: Mr Simon Claridge

Agent: Swann Edwards

Case Officer: Charlotte Dew

Parish: Bluntisham

Reason for Referral: Officer's recommendation of refusal is contrary to that of the Parish Council.

Committee Date: 19th October 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: REFUSE PERMISSION AS THE PROPOSED SUBDIVISION OF THE PRINCIPAL SCHOOLROOM SPACE WOULD RESULT IN SUBSTANTIAL HARM TO THE SIGNIFICANCE OF THE GRADE II LISTED OLD DAY SCHOOL BY ERODING THE HISTORIC FORM, LEGIBILITY AND SPECIAL ARCHITECTURAL INTEREST OF ONE OF ITS MOST IMPORTANT HISTORIC SPACES.

Proposal

This application seeks Listed Building Consent for the change of use of the former day school to a single dwelling, together with the demolition of a number of ancillary outbuildings to the rear and the construction of rear extensions. It should be noted that the submitted scheme also includes works requiring planning permission, which are being considered separately under application ref. 26/00903/FUL. Whilst this report focuses solely on the Listed Building Consent considerations, it should be read alongside the associated planning application as the proposals form part of a comprehensive redevelopment scheme.

Consultations

The following consultees have raised **no objections** to the application:

- Parish Council

The following consultees have raised **objections** to the application:

- Conservation Officer

One letter of objection has been received.

Conclusion

The application has been assessed against the relevant policies in the National Planning Policy Framework (NPPF) and the adopted Local Plan.

The key issues arising from the application details are:

- Impact on Heritage Assets
- Biodiversity

The report looks into the key planning issues in detail, and Officers conclude that the proposal is unacceptable for the following reason.

1. The proposed subdivision of the principal schoolroom to create a residential dwelling would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant historic space which remains legible and contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed alterations by way of subdivision of this open plan space would fundamentally erode the character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building. The public benefits arising from the proposal, including the continued use of the building, are not considered to be substantial or sufficient to outweigh the identified heritage harm. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises The Old Day School, High Street, Bluntisham, a Grade II listed building situated within the Bluntisham Conservation Area. The surrounding area contains a number of designated heritage assets, including several listed buildings of varying grades.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 This application seeks listed building consent for the change of use from a former day school to a 3 bedroom residential dwelling along with the demolition of some ancillary outbuildings to the rear and the construction of new rear extensions. It should be noted that the submission also details works which require planning permission and which are the subject of a separate application (26/00903/FUL). This report seeks to separate the planning and listed building consent considerations, but they should be read and understood in conjunction with one another.
- 2.2 It should be noted that, during the course of the application, amended plans were submitted in response to concerns raised by the Conservation Officer. The revised scheme omitted the previously proposed mezzanine floor, thereby reducing the extent of intervention within the historic fabric of the listed building.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- 26/00903/FUL-Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations (under consideration).
 - 25/01600/FUL- Change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations (Refused).
 - 25/01601/LBC- Listed Building Consent for the change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations (Refused).
 - 24/01614/FUL - Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions (Withdrawn)
 - 24/01615/LBC - Proposed works to facilitate change of use from day school to residential including demolition of ancillary buildings to the rear and construction of new rear extensions. (Withdrawn)
 - 25/01601/LBC - Listed Building Consent for the change of use from day school to residential dwelling. Demolition of ancillary buildings to the rear and construction of new rear extensions with internal alterations - Pending Consideration (associated with this application).

4 RELEVANT PLANNING POLICY AND GUIDANCE

- 4.1 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.
- 4.2 The National Planning Policy Framework (17th August 2026) (NPPF 2026) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2026 National Decision-Making Policy S3: Presumption in favour of sustainable development at paragraph 1 provides as follows: 'Decisions on development proposals should apply a presumption in favour of sustainable development '

- 4.3 The NPPF 2026 sets out the Government's planning policies for (amongst other things):
- * delivering a sufficient supply of homes;
 - * building a strong, effective economy;
 - * achieving well-designed places;
 - * managing flood risk and coastal change;
 - * conserving and enhancing the natural and historic environment.
- 4.4 The amended National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's planning policies for both plan-making and the determination of planning applications in England, together with guidance on how those policies should be applied.
- 4.5 The revised NPPF includes national policies for decision-making and supersedes all previous versions of the Framework, including those published in March 2012 and subsequently revised in July 2018, February 2019, July 2021, September 2023, December 2023, December 2024 and December 2025.
- 4.6 The NPPF 2026 sets out National Decision Making Policies (NDMPs) which are a material consideration of critical importance.
- 4.7 The following NDMPs are considered to be of particular relevance to the current proposals:
- HE4: Securing the Conservation of Heritage Assets
 - HE5: Assessing Effects on Heritage Assets
 - HE6: Proposals Affecting Designated Heritage Assets
- 4.8 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP2: Strategy for Development
 - LP30: Biodiversity and Geodiversity
 - LP34: Heritage Assets and their Settings
- 4.9 Supplementary Planning Documents (SPD) and Guidance:
- Bluntisham Conservation Area Character Statement (1999)

Statutory Duties and Relevant Legislation

- 4.10 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.11 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.12 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 4.13 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.
- 4.14 Section 149 of the Equality Act 2010 requires that public authorities, in exercising their functions must, among other things, have due regard to the need to eliminate discrimination, advance equal opportunities and foster good relations.

5 RESPONSE TO CONSULTATIONS

- 5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee	Position	Comment
Parish Council	Support	Bluntisham Parish Council discussed the following applications at their meeting on Monday 1st June and continue to fully support the proposal for change of use and to bring the listed building back into use.
Conservation Officer	Objection	In comments dated 25 June 2026, the Conservation Officer advised that the proposal represented an improvement on previous submissions and adopted a more pragmatic approach to a number of alterations. Whilst it was acknowledged that certain works would result in some harm to the significance of the listed building, the Conservation Officer accepted that a degree of intervention may be justified to secure a viable future use for the building. In particular, no objection was raised in principle to the formation of an opening within the rear wall of the hall, the demolition and replacement of the existing kitchen extension, or the incorporation of the former infant room into the proposed dwelling. Notwithstanding these improvements, the Conservation Officer indicated that further amendments were required, particularly in relation to the layout and rationalisation of the proposed bathroom accommodation. More fundamentally, objection was maintained to the proposed subdivision of the principal school hall, including the formation of a bedroom and mezzanine level, which was considered to undermine one of the building's most significant and distinctive historic spaces. The Conservation Officer advised that, should the draft NPPF provisions be adopted, the resulting harm to the significance of the listed building would be considered substantial.

		Following the submission of amended plans, which omitted the proposed mezzanine, the Conservation Officer was reconsulted. Whilst the removal of the mezzanine was welcomed, the overall position remained unchanged. It was noted that, should a third bedroom be required, the proposed utility room, measuring approximately 3.6 metres wide and providing a floor area of approximately 13.5 square metres, exceeds the Nationally Described Space Standard for a double bedroom and could potentially accommodate this function without the need to subdivide the principal hall. The Conservation Officer therefore maintained an objection to the scheme, advising that the subdivision of the main schoolroom to create a bedroom would continue to harm a key element of the building's special architectural and historic interest. In the Conservation Officer's opinion, the proposal would result in substantial harm to the significance of the listed building and, as such, Listed Building Consent should be refused. In reaching this conclusion, the Conservation Officer acknowledged the benefits associated with bringing the building back into active use and accepted that some degree of harm may be necessary to facilitate a viable conversion. However, it was considered that the principal public benefit of the scheme is the preservation of the listed building itself, rather than any private benefits arising from its conversion to a residential dwelling.
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6 RESPONSE TO PUBLICITY

6.1 Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.2 One representation received in objection, raising the following summarised material comments:

- Concerns that the proposed internal alterations, including subdivision of the historic school hall and works to the original fabric, would harm the significance of the Grade II listed building. Objection is also raised to the removal of the front railings.
- The objector disputes claims that the building is rapidly deteriorating, suggesting its condition is primarily the result of a lack of maintenance rather than an inherent structural issue.
- Concerns that the proposal could add to existing parking pressures, congestion and highway safety issues along High Street, particularly during community events.
- Concerns that additional residential activity and parking could adversely affect access to nearby community facilities and pedestrian safety.
- The objector considers that the scale of the proposed works has not been fully reflected in the application description presented to the public.

- It is contended that the heritage and community impacts of the proposal outweigh any claimed benefits.

7 APPRAISAL

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done. As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.
- 7.2 The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area". In Huntingdonshire the Development Plan (relevant to this application) consists of: Huntingdonshire's Local Plan to 2036 (2019) and the Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021).
- 7.3 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications. The main issues to consider in the determination of this application are:
- Impact on Heritage Assets
 - Biodiversity
- Impact on Heritage Assets
- 7.4 The Old Day School is a Grade II listed building located within the Bluntisham Conservation Area. The building is specifically referenced within the Bluntisham Conservation Area Character Statement (1999), which identifies it as a well-preserved and early example of a small rural school. The statement describes the building as a simple and well-proportioned structure, designed in a restrained Tudor style and constructed from local gault brick with stone detailing. It further notes that the building's original plan form remains readily legible and that a number of historic features, including the clock, panelled doors and the tablet displaying the founder's coat of arms, contribute positively to its architectural and historic significance and authenticity.
- 7.5 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.6 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 7.7 The revised NPPF places greater emphasis on the preparation of proportionate and evidence-based Heritage Impact Assessments, requiring applicants to clearly identify the significance of heritage assets, including the contribution made by their setting, and to assess the effects of proposed development on that significance. Whilst the assessment requirements have been strengthened, the overarching heritage policy tests remain unchanged, with substantial weight continuing to be afforded to the conservation of heritage assets and any identified harm requires balancing against the public benefits of a proposal.
- 7.8 The Old Day School is a detached building constructed predominantly of brick with a slate roof, incorporating a mixture of timber and metal-framed windows. A number of ancillary structures and pitched-roof extensions are located to the rear of the building. The remainder of the site is largely hard surfaced, with brick walls enclosing the side and rear boundaries. The frontage is defined by a low brick wall topped with iron railings. The Old Day School was constructed in 1842 and the railings and walls to the front were listed along with the building in February 2024. The detached rear toilet block building and rear wall, were omitted from this listing.
- 7.9 The site occupies a prominent position within the historic core of Bluntisham and is located in close proximity to a number of designated heritage assets, including Grade II listed buildings immediately to the north and south-east, and additional Grade II listed buildings to the east and south. Collectively, these heritage assets contribute to the significance, character and appearance of the surrounding Conservation Area.
- 7.10 The High Street comprises mainly residential properties with dwellings of varying age, scale and design along its length. The northern end of the High Street (to the east) is more modern with historic development more prevalent to the west of the street and to the southern end. There are a number of listed buildings (of varying grades) along the High Street (on both sides) at various points.
- 7.11 Previous applications under references 25/01600/FUL and 25/01601/LBC, which sought consent for a broadly similar form of development, were refused by the Development Management Committee due to concerns regarding the impact of the proposals on the significance of the Grade II listed building, the character and appearance of the Bluntisham Conservation Area, and the impact on trees afforded protection by virtue of their location within the Conservation Area.
- 7.12 Whilst the current applications must be assessed on their own merits, Officers consider that the revised proposals have not sufficiently overcome the heritage concerns identified in relation to the previous schemes. Whilst the principle of conversion and extension of the building to create a residential dwelling was and is still considered acceptable. It is the detailed specifics of the means of the conversion of the main school space, by way of its subdivision, for the

reasons set out below, the proposals are considered to result in harm to the significance of the Grade II listed building.

- 7.13 This application seeks Listed Building Consent for the change of use of the former day school to a single 3 bedroom residential dwelling, together with the demolition of a number of ancillary structures to the rear and the construction of new rear extensions. To enable the change of use the proposals also include a range of renovation and alteration works to the listed building, including the subdivision of the former school hall space to provide a bedroom and open-plan kitchen/dining area, as detailed within the submitted Heritage, Planning, Design and Access Statement and drawing references SE-2489-PP2000-B, SE-2489-PP1100-C and SE-2489-PP3000-B. The Council's Conservation Team has been consulted on the proposals and its comments are set out below.
- 7.14 Under the previous applications (refs. 25/01600/FUL and 25/01601/LBC), Historic England confirmed that they did not wish to comment on the proposals. However, they advised that this should not be taken as indicating no objection and recommended that the views of the Council's Conservation Team be sought.
- 7.15 During the course of this application and as detailed above, in comments dated 25 June 2026, the Conservation Officer advised that the proposal represented an improvement on previous submissions and adopted a more pragmatic approach to a number of alterations. Whilst it was acknowledged that certain works would result in some harm to the significance of the listed building, the Conservation Officer accepted that a degree of intervention may be justified to secure a viable future use for the building. In particular, no objection was raised in principle to the formation of an opening within the rear wall of the hall, the demolition and replacement of the existing kitchen extension, or the incorporation of the former infant room into the proposed dwelling.
- 7.16 Notwithstanding these improvements, the Conservation Officer indicated that further amendments were required, particularly in relation to the layout and rationalisation of the proposed bathroom accommodation. More fundamentally, objection was maintained to the proposed subdivision of the principal school hall space, including the formation of a bedroom and mezzanine level, which were considered to undermine one of the building's most significant and distinctive historic spaces. The Conservation Officer advised that, should the draft NPPF provisions be adopted, the resulting harm to the significance of the listed building would be considered substantial.
- 7.17 Following the submission of amended plans, which omitted the proposed mezzanine, the Conservation Officer was reconsulted. Whilst the removal of the mezzanine was welcomed, the overall position remained unchanged. It was noted that, should a third bedroom be required, the proposed utility room, measuring approximately 3.6 metres wide and providing a floor area of approximately 13.5 square metres, exceeds the Nationally Described Space Standard for a double bedroom and could potentially accommodate this function without the need to subdivide the principal hall. The utility space could then be deleted or re-provided elsewhere.

- 7.18 The Conservation Officer therefore maintains an objection to the scheme, advising that the subdivision of the principal schoolroom space to create a separate bedroom would result in harm to a key element of the building's special architectural and historic interest. In the Conservation Officer's opinion, the proposal would result in substantial harm to the significance of the designated heritage asset and, as such, Listed Building Consent should be refused.
- 7.19 In reaching this conclusion, the Conservation Officer acknowledges the benefits associated with bringing the building back into active use and accepts that a degree of intervention may be necessary to facilitate a viable conversion. However, it is considered that the principal public benefit of the proposal is the preservation of the listed building itself, rather than the private benefits arising from its conversion to a residential dwelling.
- 7.20 National Decision-Making Policy HE5 requires decision-makers to identify the degree of impact that a proposal would have on the significance of a heritage asset. The policy states that substantial harm may occur where a development proposal would seriously affect a key element of an asset's significance. The policy framework requires harm to be categorised as either a positive effect, no effect, harm, substantial harm or total loss.
- 7.21 In this instance, the principal schoolroom represents one of the most important elements of the building's significance. The proposed subdivision of this space would fundamentally alter the historic form and legibility of the former school hall and would therefore seriously affect a key component of the heritage asset's significance. On this basis, Officers consider the proposal would result in substantial harm for the purposes of NDMP HE5.
- 7.22 Furthermore, NDMP HE6 states that where a proposal would result in substantial harm to a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that would outweigh that harm. Whilst the proposal would secure the continued occupation and maintenance of the building through a new residential use, Officers do not consider that the identified public benefits are substantial or sufficient to outweigh the level of harm arising from the subdivision of the principal schoolroom.
- 7.23 It is noted that the applicant has submitted evidence indicating that the building has deteriorated over time and that delays in securing a viable reuse have contributed to its declining condition. However, NDMP HE4 states that where there is evidence of deliberate neglect or damage to a heritage asset, the deteriorated condition of that asset should not be taken into account in the determination of an application. Furthermore, the ongoing maintenance and repair of the building remains the responsibility of its owner. As such, the current condition of the building attracts only limited weight in favour of the proposal.
- 7.24 Officers have worked proactively with the applicant throughout the application process and amendments have been secured, including the removal of the previously proposed mezzanine floor. However, the scheme continues to include the subdivision of the principal schoolroom, which remains the

Conservation Officer's primary concern. It is also noted that there are alternative internal configurations which appear capable of accommodating the applicant's accommodation requirements without the need for the proposed subdivision. For example, the proposed utility room provides approximately 13.5 square metres of floorspace and exceeds the Nationally Described Space Standard requirements for a double bedroom. However, the applicant is not willing to delete the proposed subdivision of the main school hall space as suggested from the proposal which would overcome the substantial heritage harm and allow an Officer recommendation of approval.

- 7.25 For the reasons set out above, Officers conclude that the proposal would result in substantial harm to the significance of the Grade II listed building. The identified public benefits are not considered substantial or sufficient to outweigh that harm and, consequently, the proposal is contrary to NDMP HE5 and HE6 and is not supported by the LPA's Conservation Specialists or Planning Officers.
- 7.26 Officers therefore conclude that the works would be contrary to Policies LP2 and LP34 of the Huntingdonshire Local Plan to 2036, the Planning (Listed Buildings and Conservation Areas) Act (1990) and National Decision-Making Policies HE5 and HE6 of the NPPF (2026).

Biodiversity

- 7.27 In considering ecological matters, regard has been had to the age, condition and current vacancy of the building, which has the potential to support protected species, particularly roosting bats. The application is accompanied by a Preliminary Roost Assessment prepared by Sound Ecology and dated July 2025, which was received by the Local Planning Authority on 14 May 2026.
- 7.28 The assessment concludes that the building does not provide evidence of supporting protected species and that the proposed works are unlikely to result in adverse impacts upon notable or protected species. As such, no further ecological surveys are considered necessary.
- 7.29 The report does, however, recommend the implementation of precautionary working methods during construction and the incorporation of ecological enhancement measures. Subject to the imposition of appropriate conditions to secure these measures, Officers are satisfied that the proposal would not result in unacceptable ecological impacts.
- 7.30 Overall, having regard to the above, the development is acceptable with regard to its approach to biodiversity and subject to condition would accord with Policy LP30 of the Huntingdonshire Local Plan to 2036 and National Decision-Making Policy N2 (Improving the natural environment) of the NPPF 2026.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposed subdivision of the principal schoolroom space to create an open plan lounge/kitchen/diner and separate bedroom for the 3 bedroom dwelling would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant historic space which remains legible as a single historic classroom and

contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed alterations would fundamentally erode this open character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building.

- 8.2 The public benefits arising from a single new residential dwelling, including the bringing back into use of this former community Listed building, are not considered to be substantial or sufficient to outweigh the identified heritage harm in this instance. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

9 RECOMMENDATION AND CONDITIONS/REASONS

- 9.1 The proposal is therefore recommended FOR REFUSAL for the following reasons.
1. The proposed subdivision of the principal schoolroom space to create 2 separate residential rooms rather than retain the existing open plan character and appearance would result in substantial harm to, a key element of the significance of the Grade II listed Old Day School. The principal school hall is a highly significant historic space which remains legible and contributes substantially to the architectural and historic interest of the designated heritage asset. The proposed alterations would fundamentally erode the character, form and spatial qualities of this important room, resulting in substantial harm to the significance of the listed building. The public benefits arising from the proposed residential dwelling, including the continued use of the building, are not considered to be substantial or sufficient to outweigh the identified heritage harm in this instance. The proposal therefore fails to preserve the special architectural and historic interest of the listed building. Accordingly, the proposal is contrary to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036, and National Decision-Making Policies HE5 and HE6 of the National Planning Policy Framework 2026.

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[REDACTED]

From: [REDACTED] <clerk@bluntisham-pc.gov.uk>
Sent: 03 June 2026 11:11
To: Control, Development (Planning)
Cc: [REDACTED]
Subject: Parish Comments
Attachments: The Old Day School - BPC Approve.pdf; We sent you safe versions of your files

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Good Morning

Bluntisham Parish Council discussed the following applications at their meeting on Monday 1st June and continue to fully support the proposal for change of use and to bring the listed building back into use. See attached documents.

26/00904/LBC & 26/00903/FUL - The Old Day School, High Street, Bluntisham

Should the officer be mindful to have a different opinion on the application then can the parish council ask that it is put forward to DMC and allowed the opportunity to speak on behalf of the parish council.

Many thanks and best regards

[REDACTED]
Bluntisham Parish Clerk
01487 842677
07725 308115

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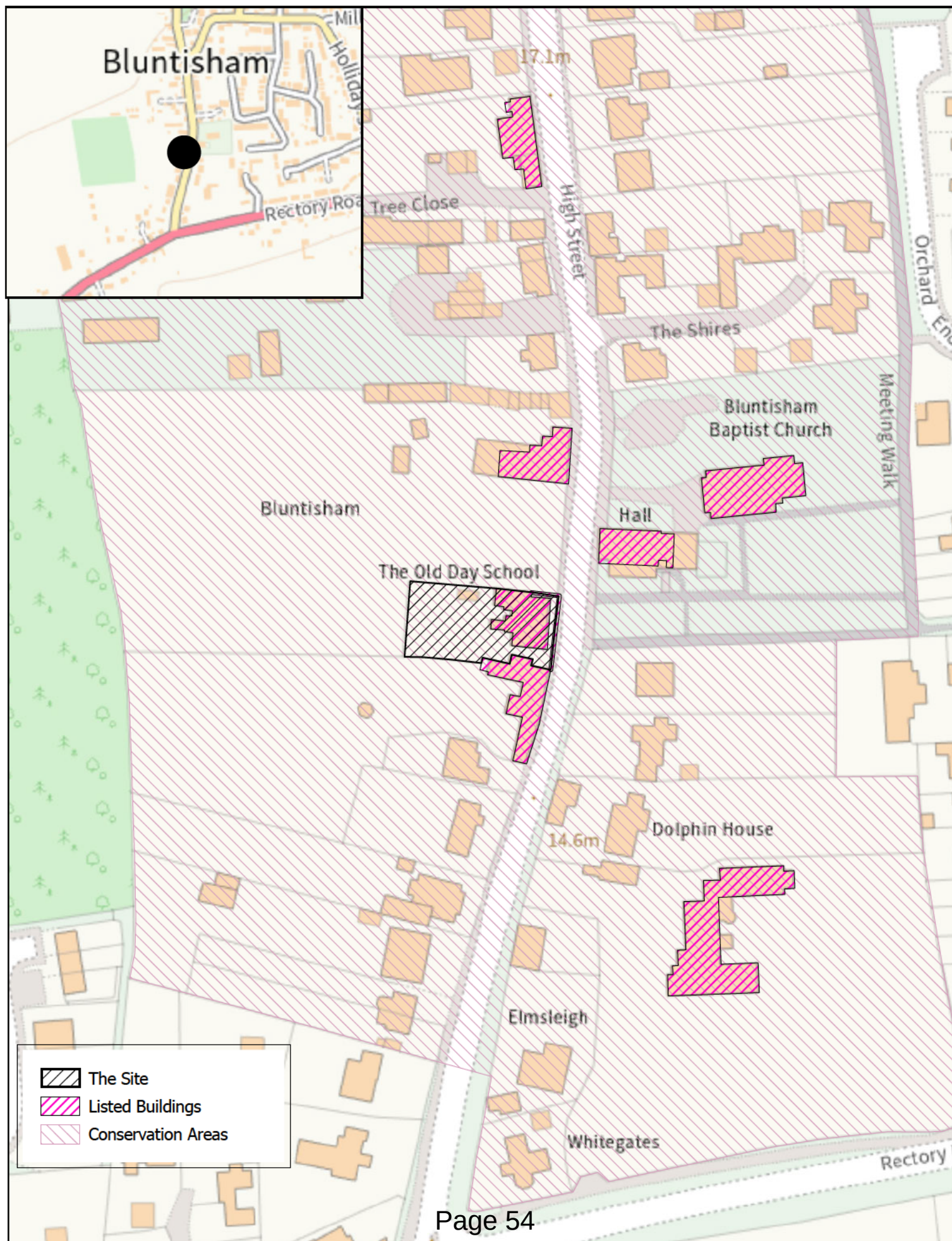
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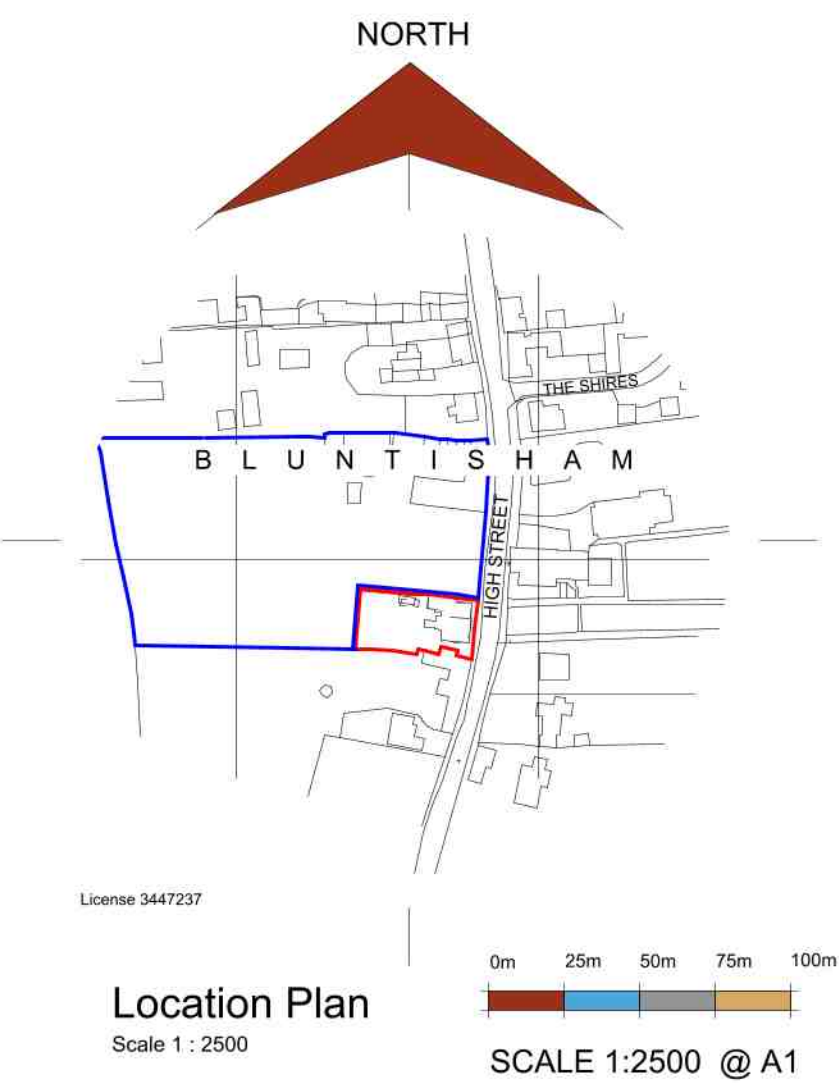
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Planning Proposed Site and Roof Plan
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1



Location Plan
Scale 1 : 2500

0m 25m 50m 75m 100m
SCALE 1:2500 @ A1

FOOTPRINT AREAS

Existing 182msq
Proposed 219msq

- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.
 5. Original drawing produced in colour where reproduced ensure copies are colour to clearly represent original.
- Existing building surveyed
 - New building
 - Neighbouring buildings - Partly surveyed
 - New grass area, removing existing tarmac paving
 - New planting - Details subject to detailed design
 - Paths and patios
 - Existing trees
As per Shefford Tree Service Arboricultural Impact Assessment and method statement
- Bike storage
Provide 2 no. 'Sheffield' loops
- Bins
Provide hard paved space for 3 no. wheelle bins
- Fencing and Gate
New treated timber feather edge fence with ledged and braced gate

SITE PLAN KEY
Scale 1 : 200

Rev	Date	Revision Description
A	MAY 2026	OSmap amended

Status

PLANNING

SWANN
EDWARDS
ARCHITECTURE
PART OF **@collective**
BUILT ENVIRONMENT COLLECTIVE

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Job Title
Proposed Development at The
Old School, High Street,
Bluntisham

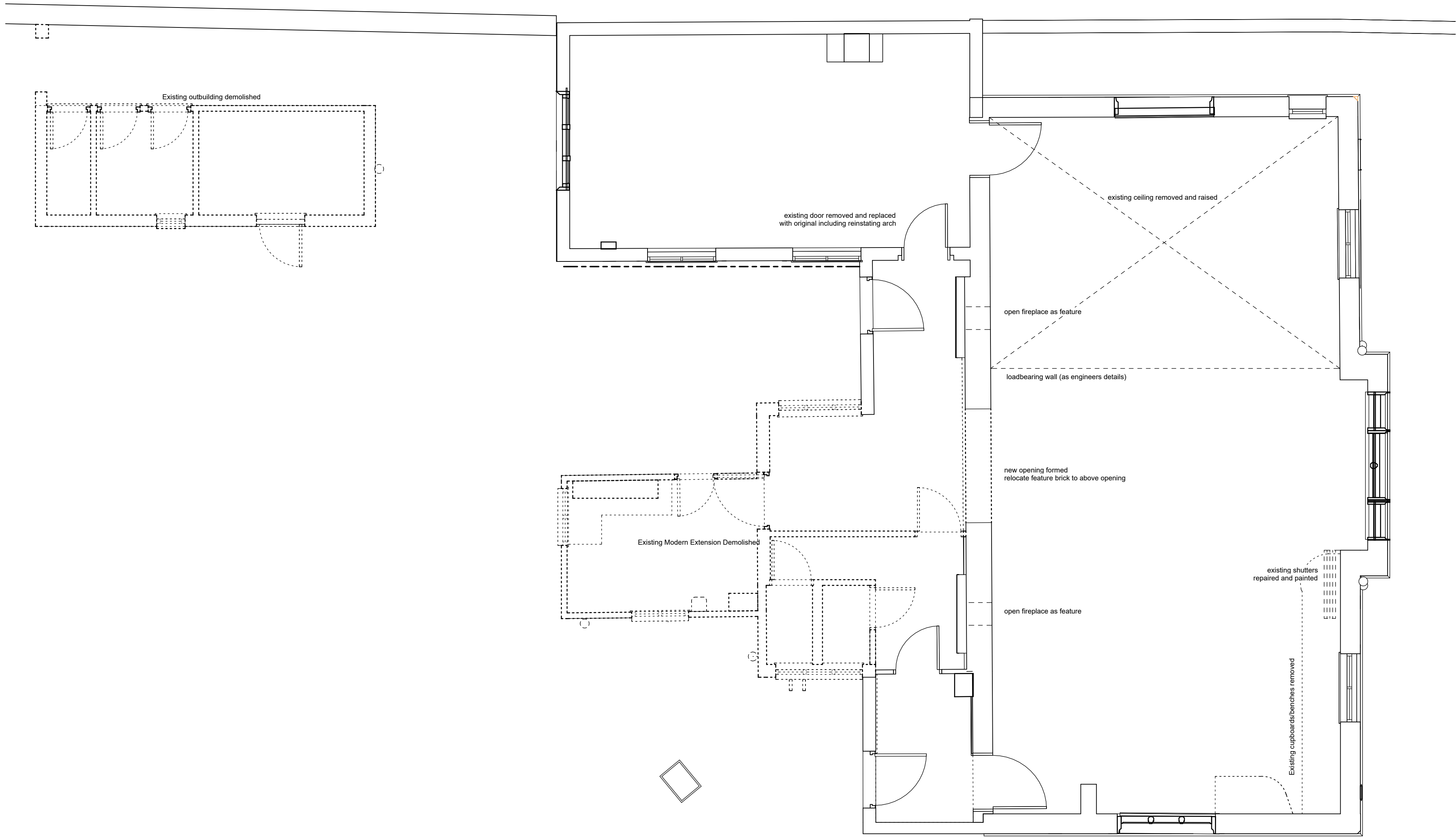
Date
MAR
2026

Drawn by
IG
Checked by
GL

Drawing Title
PLANNING DRAWING
Proposed Site, Location and
Roof Plan

Job No.
SE-2489
Dwg No.
PP1000

Sheet Size
A1
Revision
A



Planning Demolition Plan
Scale 1:50

0m 0.5m 1m 1.5m 2m
SCALE 1:50 @ A1

- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.
 5. Original drawing produced in colour where reproduced ensure copies are colour to clearly represent original.

EXISTING SURVEYED WALLS
Existing wall construction, thickness varies

DEMOLISHED WALLS

DEMOLITION WALL KEY
Scale 1:50

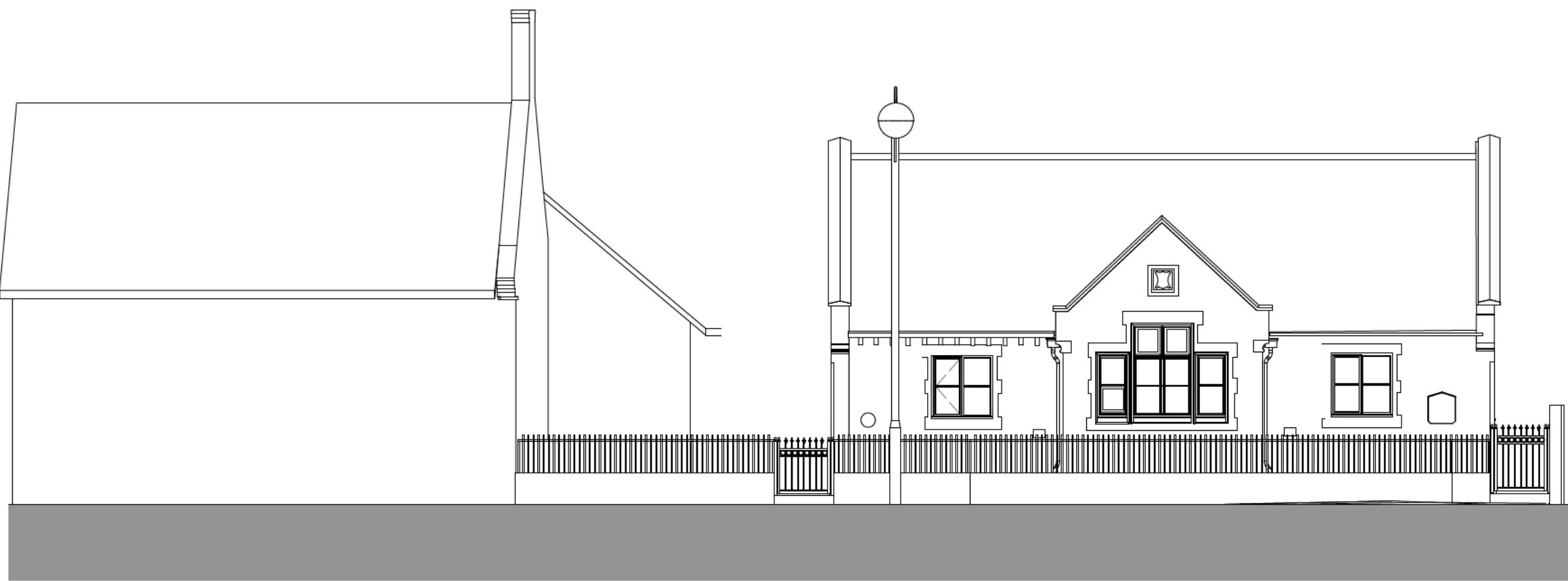
Rev	Date	Revision Description
Status		

PLANNING



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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG Checked by GL
Drawing Title PLANNING DRAWING Demolition Plan	Job No. SE-2489 Dwg No. PP1150	Sheet Size A1 Revision



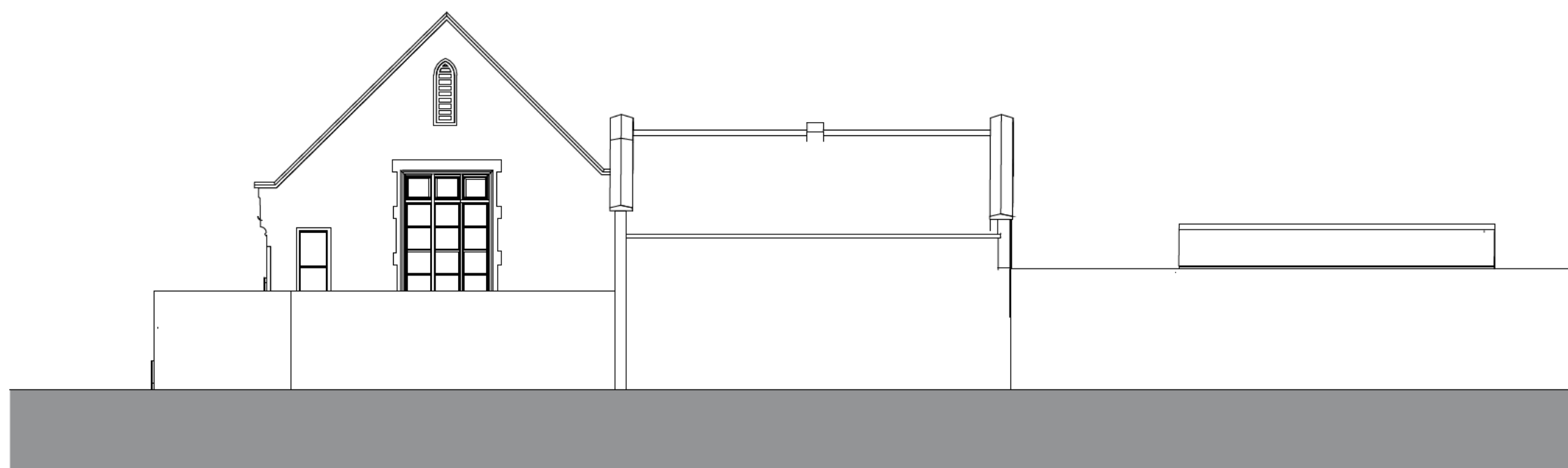
Existing Front (east) Elevation
Scale 1 : 100
SCALE 1:100 @ A1



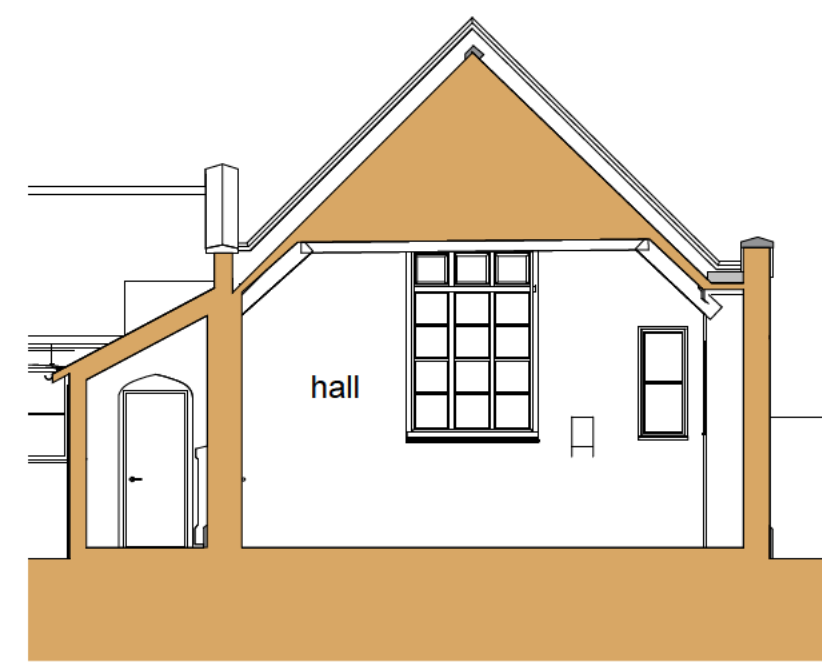
Existing Side (south) Elevation
Scale 1 : 100
SCALE 1:100 @ A1



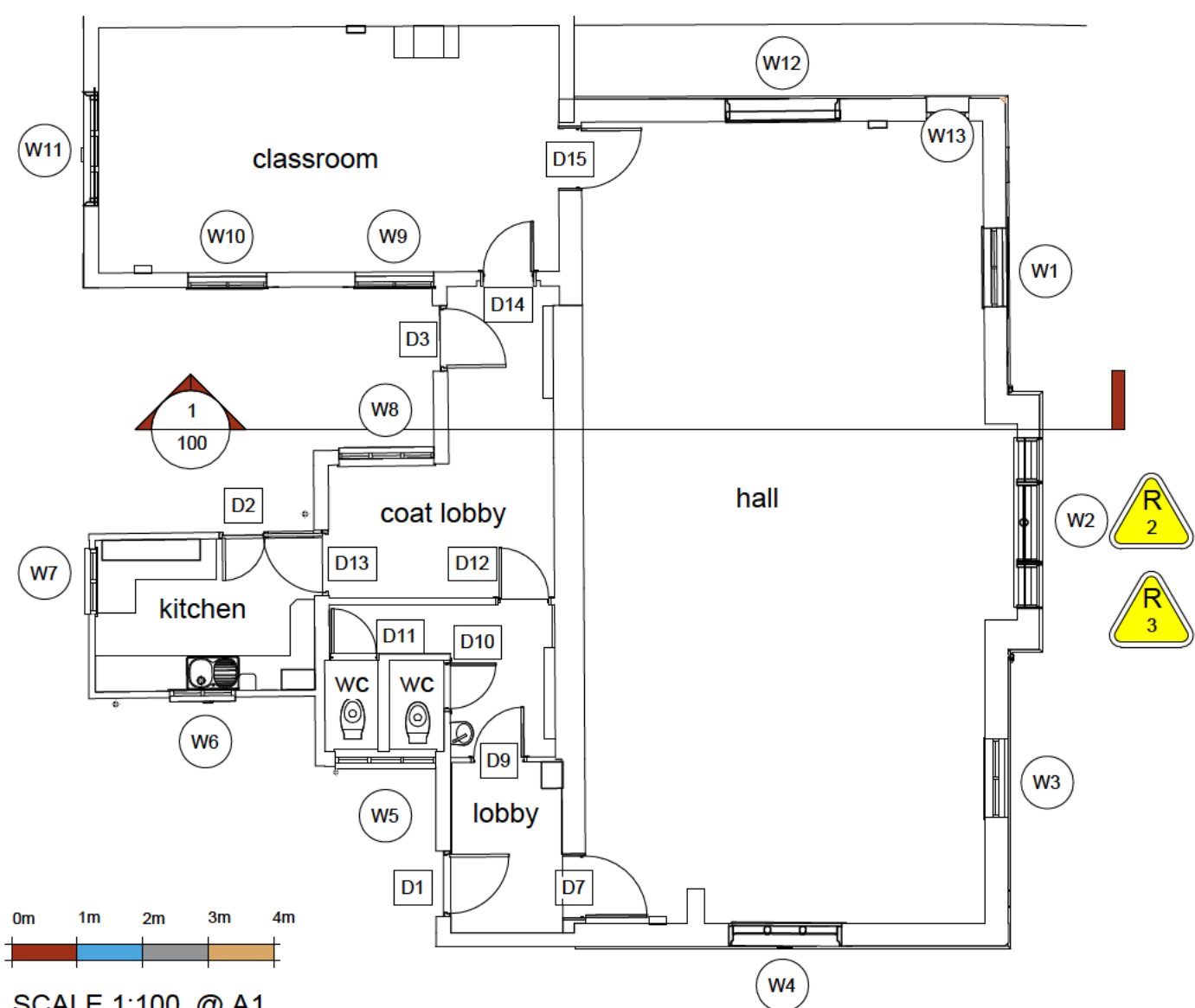
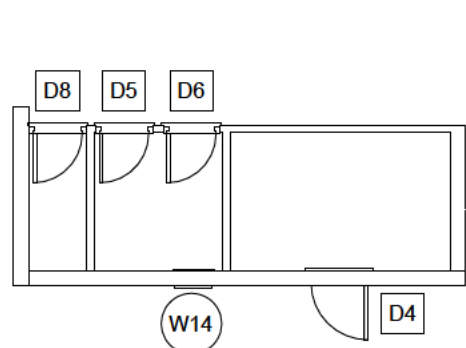
Existing Rear (west) Elevation
Scale 1 : 100
SCALE 1:100 @ A1



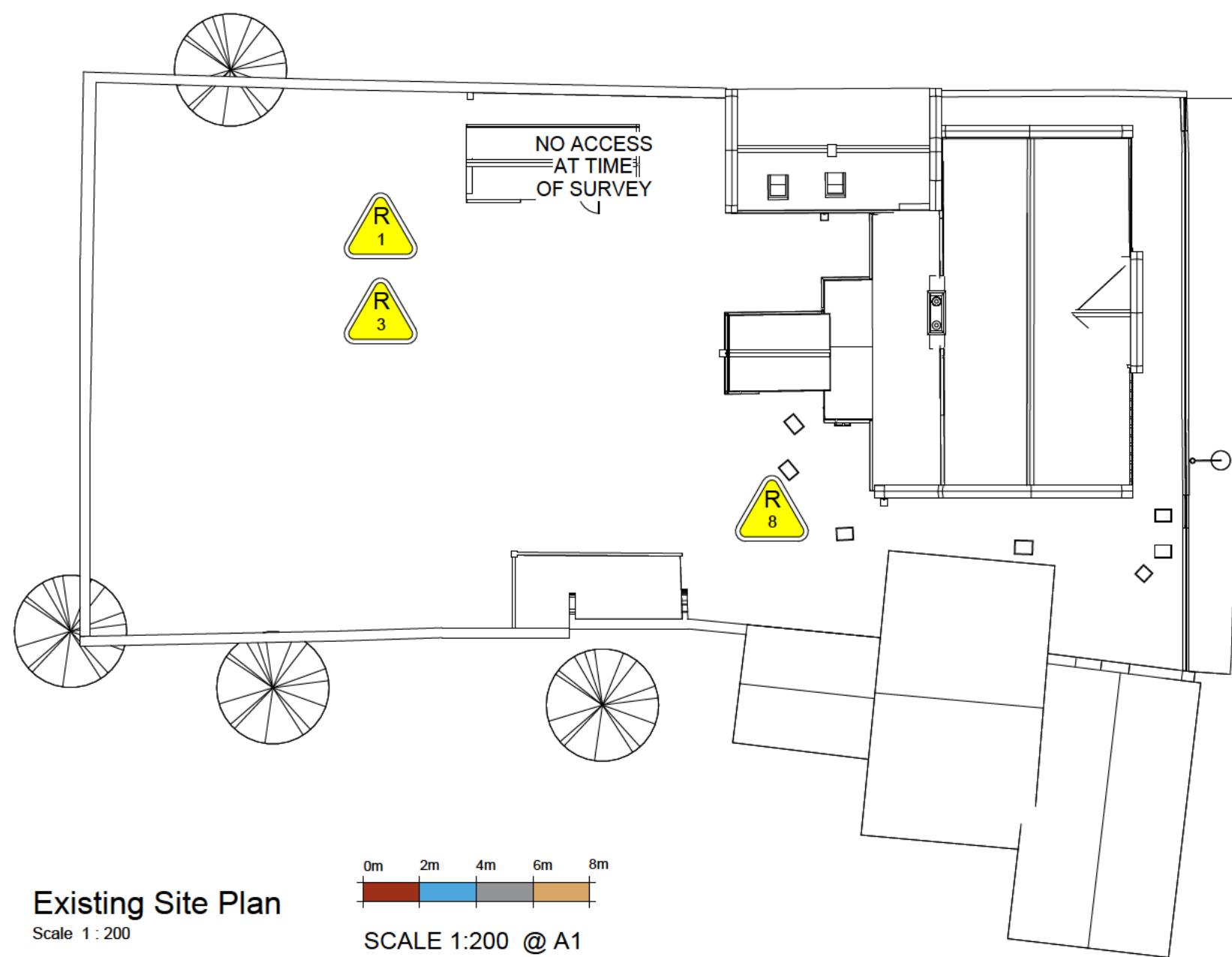
Existing Side (north) Elevation
Scale 1 : 100
SCALE 1:100 @ A1



Section 1
Scale 1 : 100
SCALE 1:100 @ A1



Existing Ground Floor
Scale 1 : 100
SCALE 1:100 @ A1



Existing Site Plan
Scale 1 : 200
SCALE 1:200 @ A1

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SITE RISK NOTIFICATION KEY

To be used with reference to the accompanying Project Risk Register

R01	Contamination/ Unknown Contamination	R08	Inspection chambers
R02	Asbestos	R10	Excavations/ Foundations
R03	Unknown Services	R11	Temporary Support
R05	Demolition	R20	Large glazing
R06	Fire/ Sprinklers	R21	decoration and future maintenance
R07	Steelwork/ crane/ lifting	R23	High Ceilings

EXISTING SURVEY DRAWING BASED ON SURVEYBASE
DRAWINGS SB1089

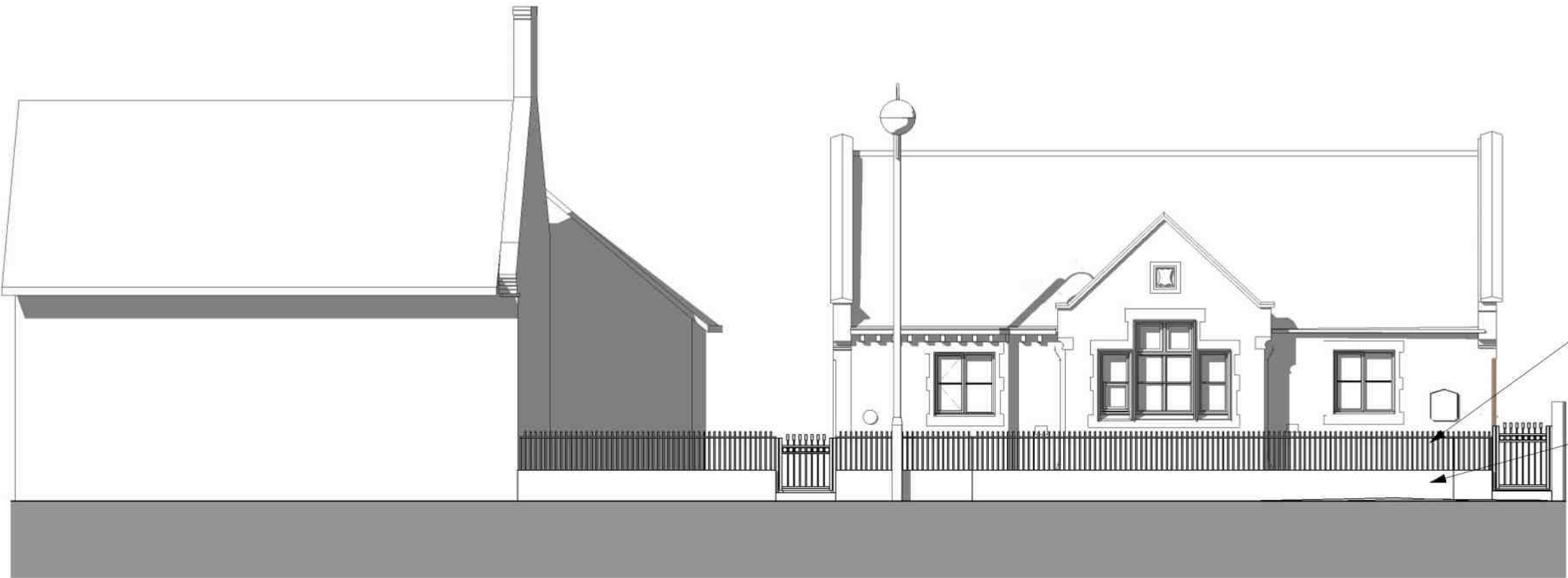
Rev	Date	Revision Description
Status		

EXISTING



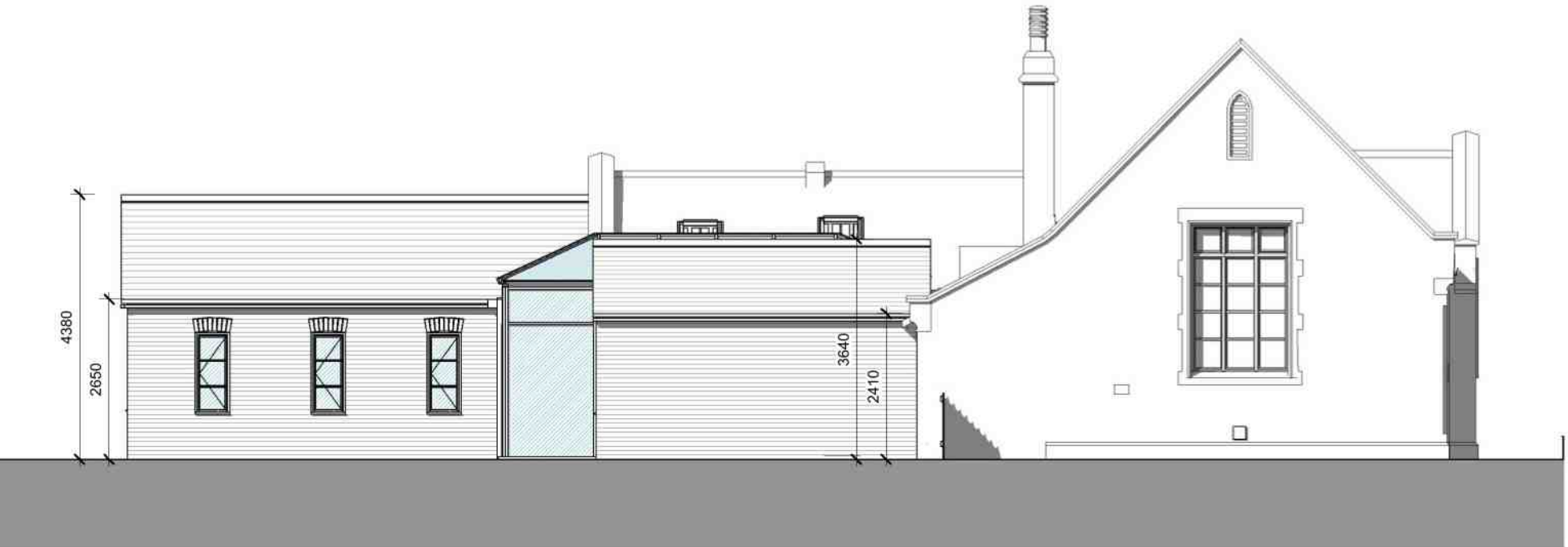
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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG Checked by RS
Drawing Title EXISTING Existing Plans, Elevations, Section and Site Plan	Job No. SE-2489 Dwg No. 100	Sheet Size A1 Revision



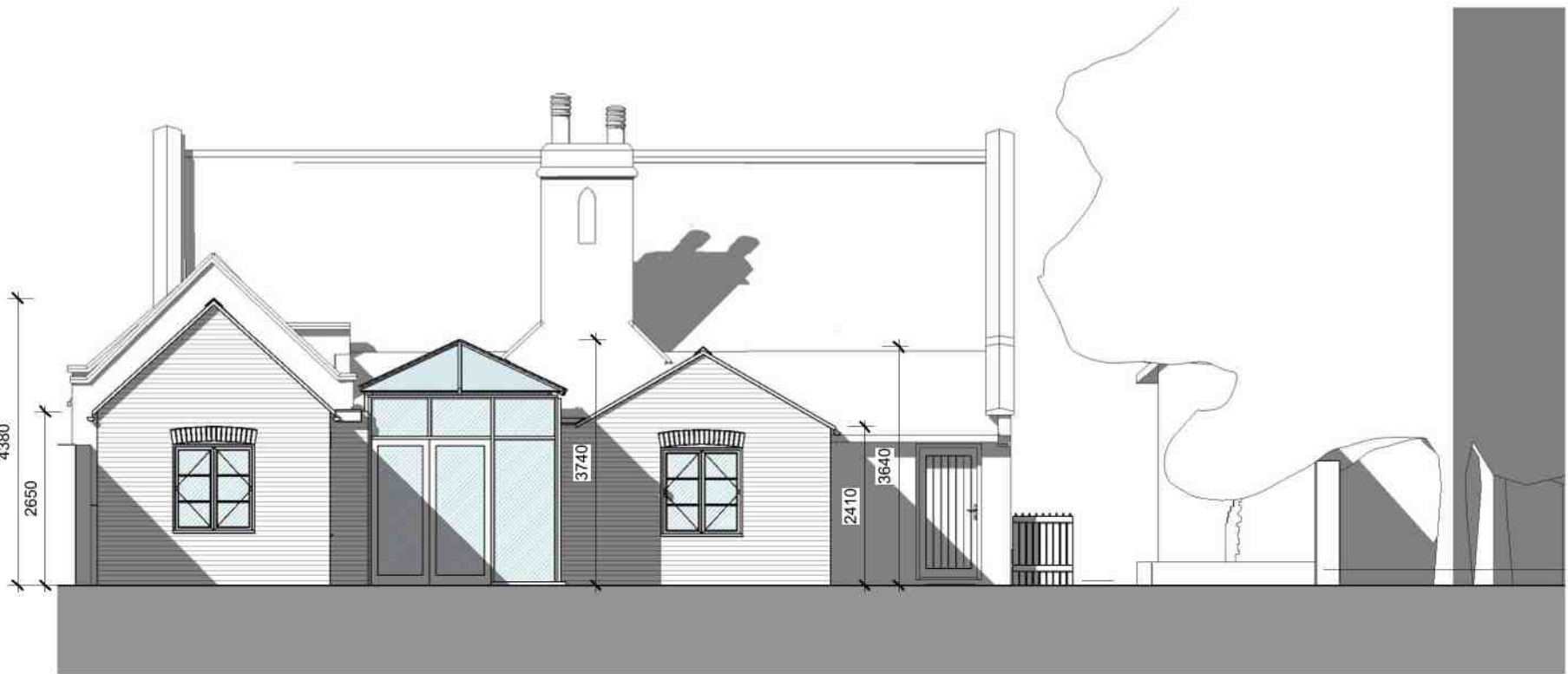
Proposed Front (east) Elevation
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1



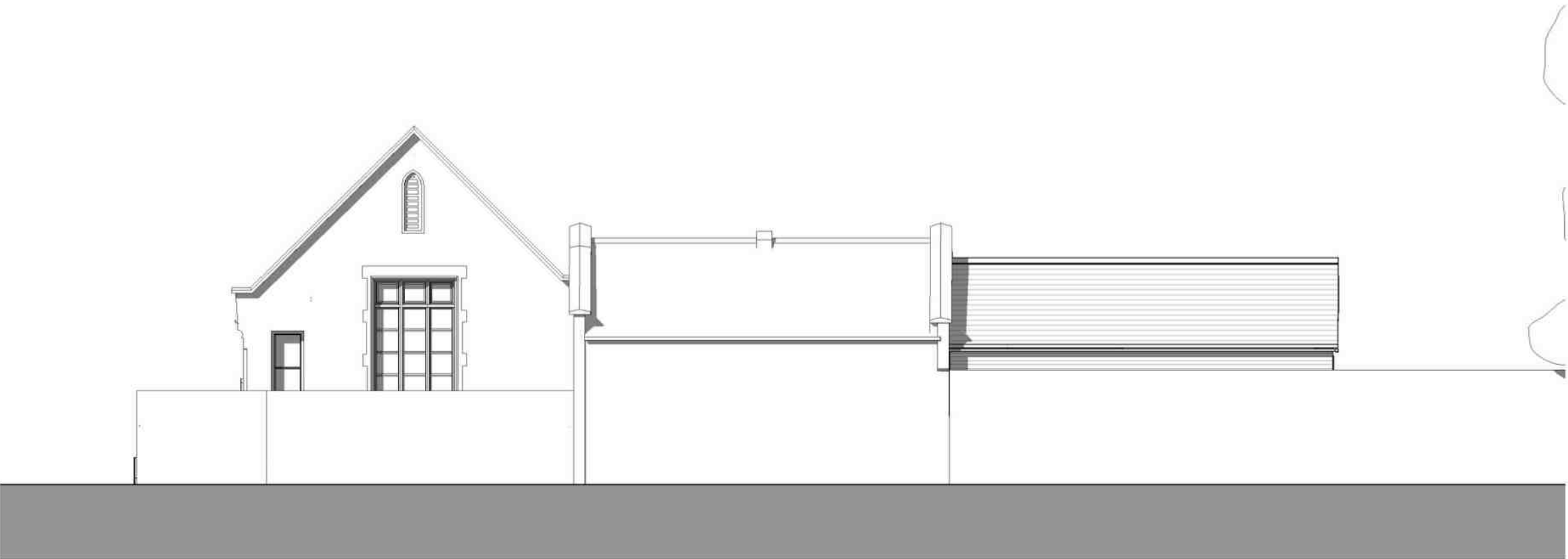
Proposed Side (south) Elevation
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1



Proposed Rear (west) Elevation
Scale 1 : 100

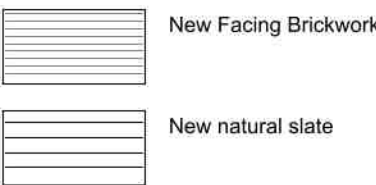
0m 1m 2m 3m 4m
SCALE 1:100 @ A1



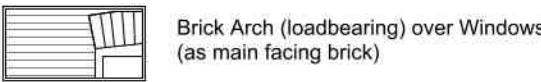
Proposed Side (north) Elevation
Scale 1 : 100

0m 1m 2m 3m 4m
SCALE 1:100 @ A1

Extensions



New Windows - Timber flush casement
New doors - Aluminium to match glazed rooflight
Rainwater pipes and Gutters - Black aluminium Ogee gutter and round downpipes



MATERIAL KEY
Scale 1 : 50



Rooflight and Glazing example



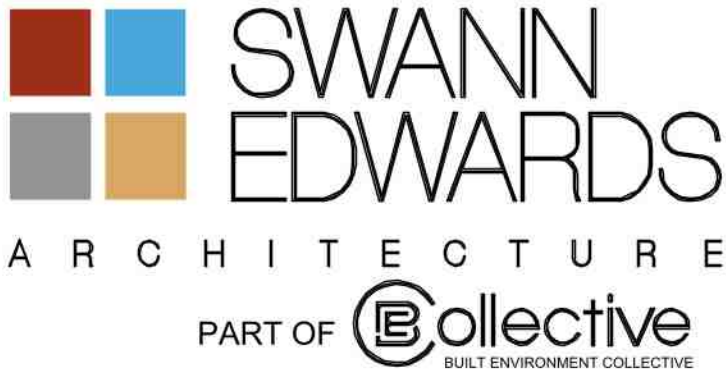
Dwarf Wall and Railings

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B	MAY 2026	Dimensions Added
A	MAY 2026	Front wall note amended
Rev	Date	Revision Description

Status

PLANNING

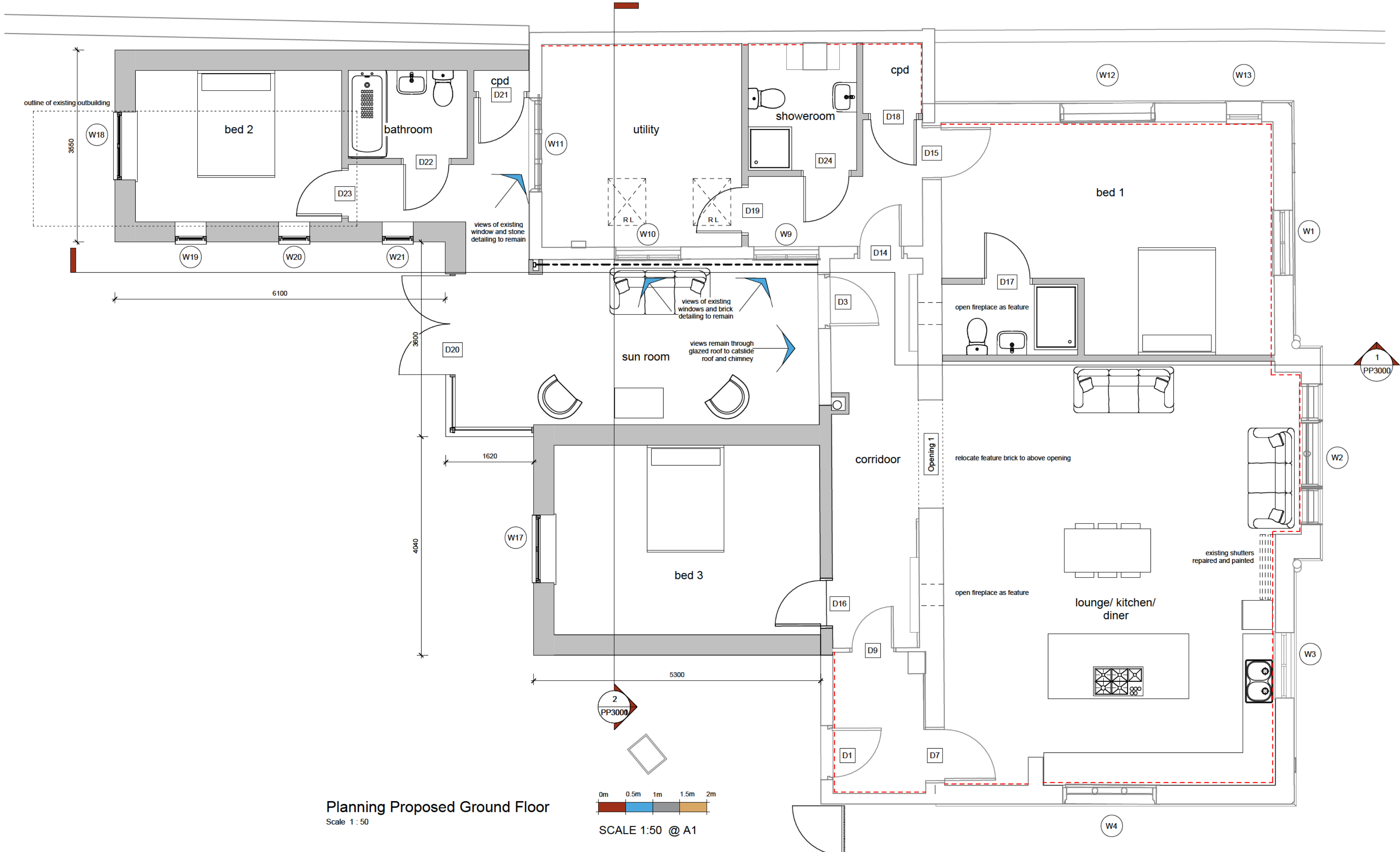


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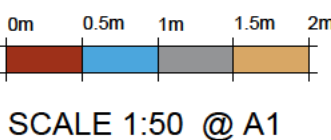
Proposed Development at The Old School, High Street, Bluntisham	Job Title	Date	Drawn by
	Proposed Development at The Old School, High Street, Bluntisham	MAR 2026	IG
Drawing Title	Job No.	Checked by	GL
	SE-2489	PP2000	
PLANNING DRAWING - CDM Proposed Elevations	Sheet Size	Revision	
	A1	B	

Existing Door Schedule		Proposed Door Schedule	
Mark	Comments	Mark	Comments
D1	Existing door retained	D1	Existing door retained
D2	Existing door removed	D3	Existing door retained
D3	Existing door retained	D7	Existing door retained
D4	Existing door removed	D9	Existing door removed
D5	Existing door removed	D14	Existing door replaced with original arched door
D6	Existing door removed	D15	Existing door retained
D7	Existing door retained	D16	New internal door
D8	Existing door removed	D17	New internal door
D9	Existing door removed	D18	New internal door
D10	Existing door removed	D19	New internal door
D11	Existing door removed	D20	New fully glazed external door
D12	Existing door removed	D21	New internal door
D13	Existing door removed	D22	New internal door
D14	Existing door replaced with original arched door	D23	New internal door
D15	Existing door retained	D24	New internal door
		Opening 1	New opening including lintel

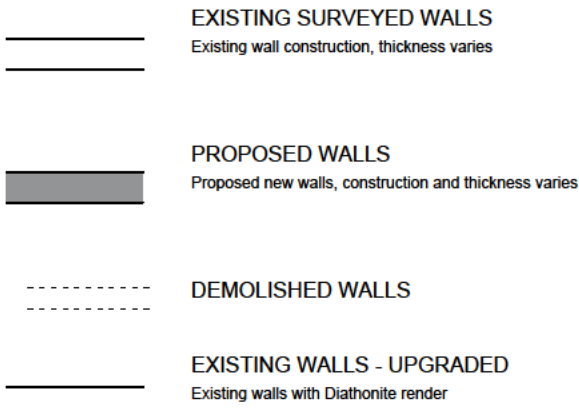
Existing Window Schedule		Proposed Window Schedule	
Mark	Comments	Mark	Comments
W1	minor repairs and decoration	W1	minor repairs and decoration
W2	minor repairs and decoration	W2	minor repairs and decoration
W3	minor repairs and decoration	W3	minor repairs and decoration
W4	minor repairs and decoration	W4	minor repairs and decoration
W5	window removed	W9	minor repairs and decoration
W6	window removed	W10	minor repairs and decoration
W7	window removed	W11	minor repairs and decoration
W8	window removed	W12	minor repairs and decoration
W9	minor repairs and decoration	W13	minor repairs and decoration
W10	minor repairs and decoration	W15	minor repairs and decoration, fly mesh to inside
W11	minor repairs and decoration	W16	minor repairs and decoration, fly mesh to inside
W12	minor repairs and decoration	W17	New double casement
W13	minor repairs and decoration	W18	New double casement, Fire Egress
W14	window removed	W19	New single casement
W15	minor repairs and decoration, fly mesh to inside	W20	New single casement
W16	minor repairs and decoration, fly mesh to inside	W21	New single casement
		W22	Conservation Rooflight
		W23	Conservation Rooflight



Planning Proposed Ground Floor
Scale 1 : 50



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PLANNING PLAN WALL KEY

Scale 1 : 50

- Schedule of Works
- Existing outbuilding and extension to be demolished.
Temporary support provided where required for existing structure.
- Existing dwarf wall and railings.
Existing railings carefully removed and stored at 18 High Street while works are carried out. Prior to occupation the railings are to be reinstalled including clearing and painting black.
Existing dwarf wall in pool repair to be removed and rebuilt using existing bricks where possible, where there is a shortage the additional bricks to be replaced with new reclaimed facing bricks and lime mortar to match schoolhouse. Buffrased coping bricks to be re-used.
- Existing walls - remove existing paint where possible with light scraping and hand wire brush. Apply Diatomite lime/cork (max 50mm) insulating plaster including primer where required. Upgraded U value 0.62 (degradation required).
- Existing roof slates to be removed and set aside for re-use, new breather membrane installed with new treated battens and existing slates reused, insulation filled between rafters maintaining 50mm air gap.
- Existing windows and doors noted to be retained to be repaired and decorated.
- New flush casement windows to be as details U value 1.5 (degradation required).
- New internal walls timber studwork with plasterboard finish and fully filled with acoustic insulation.
- New External walls (extensions) - Facing brickwork to be agreed with planning authority with 150mm cavity insulation, blockwork inner leaf and wet plaster finish U value 0.18
- New Ground Floors (extensions) - concrete sub floor (subject to structural engineer) 100mm insulation and 75mm sand cement screed U value 0.15
- New Sun Room - Aluminium slimline glazed walls and roof (see elevations), lead gutters formed around Glazing U value 1.4
- New Roofs (extensions) - New natural slates over treated timber battens, breather membrane and roof trusses. 400mm Mineral wall insulation U value 0.15
- Fire detection and protection
Fire escape windows to new constructed bedrooms, new bedroom in existing requires mitigation and degradation with Fire Strategy and 'Plumes' or similar fire suppression system to be fitted through the building.
New smoke and heat detectors to be provided throughout.

C	JULY 2026	First Floor Removed
B	MAY 2026	Dimensions Added
A	MAY 2026	Front wall note amended
Rev	Date	Revision Description

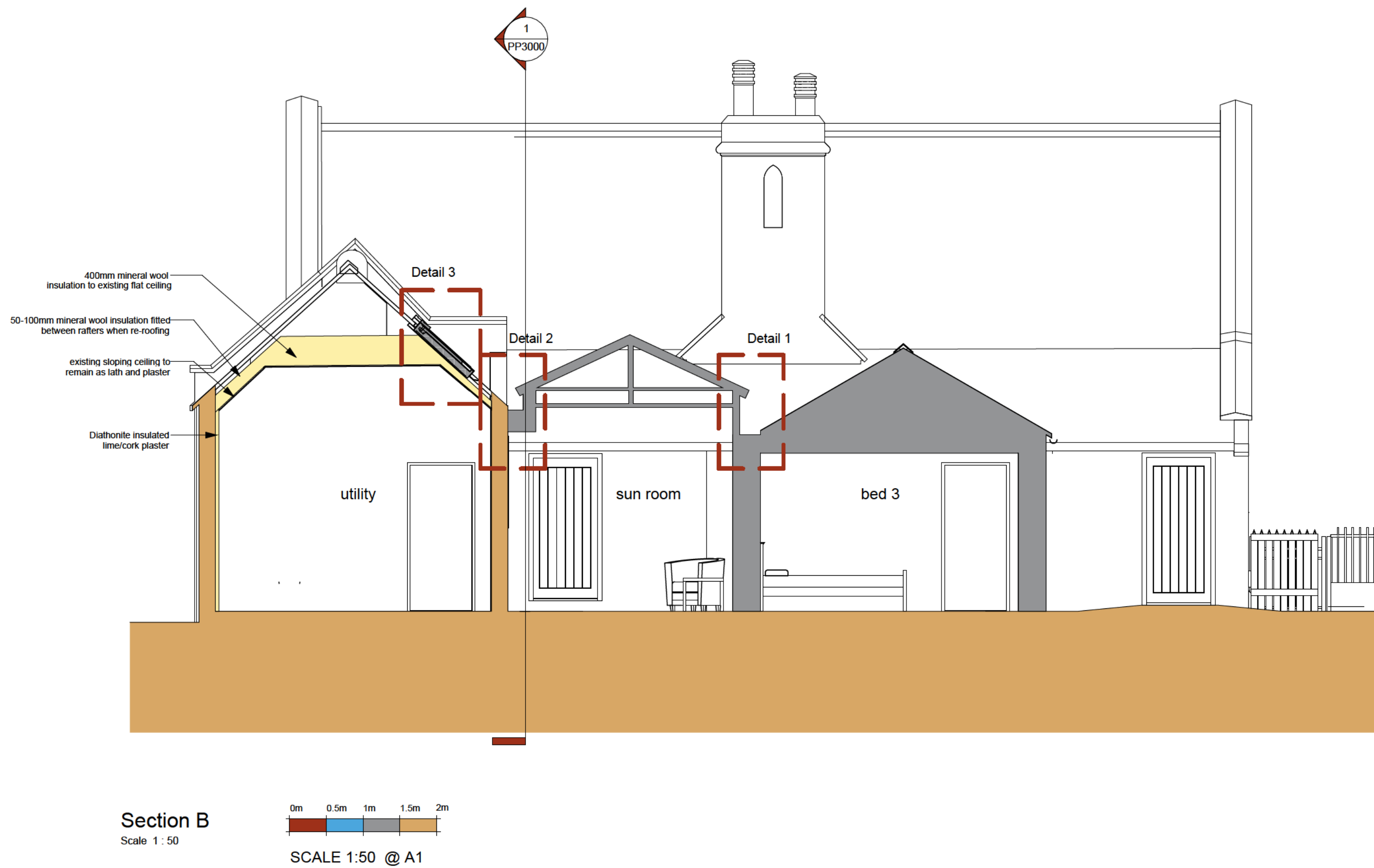
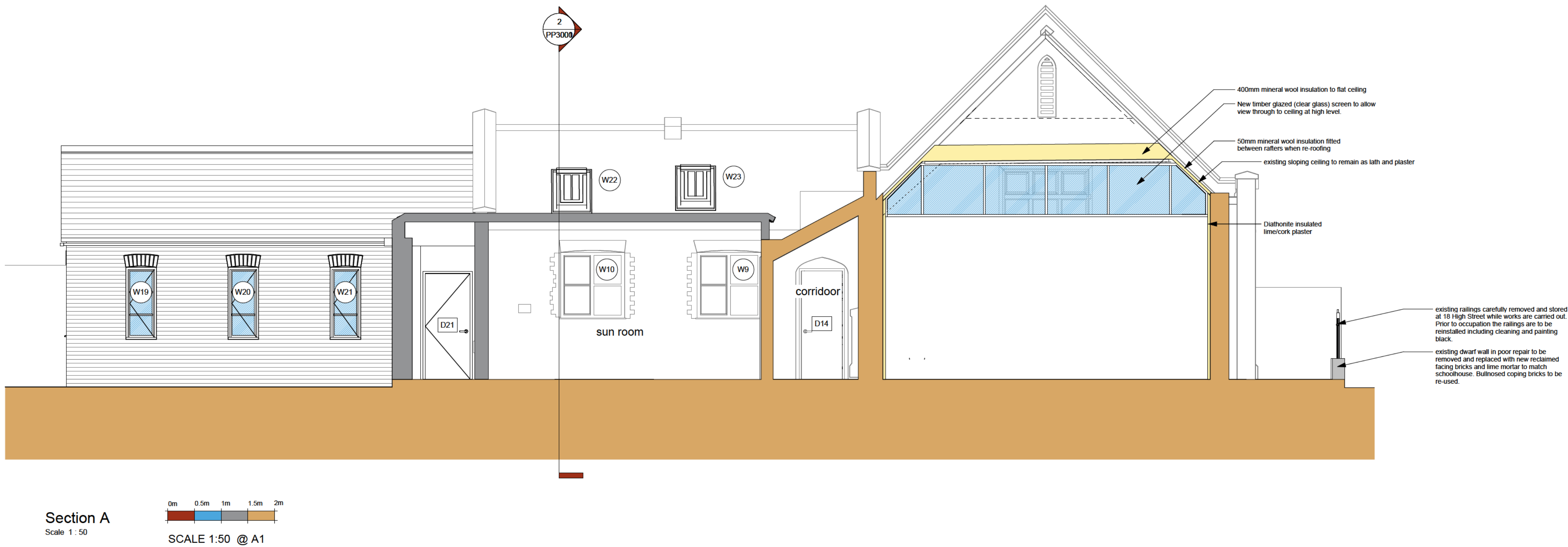
Status

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Job Title Proposed Development at The Old School, High Street, Bluntisham	Date MAR 2026	Drawn by IG
	Checked by GL	
Drawing Title PLANNING DRAWING - CDM Proposed Plans, Window and Door Schedules	Job No. SE-2489	Sheet Size A1
	Dwg No. PP1100	Revision C



- General Notes
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B	JULY 2026	Clear Glazing note added
A	JULY 2026	First Floor Removed

Rev	Date	Revision Description
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Status

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Proposed Development at The Old School, High Street, Bluntisham	Job Title	Date	Drawn by
		MAR 2026	IG
PLANNING DRAWING - CDM Sections	Checked by		GL
Job No.	SE-2489	Sheet Size	A1
	PP3000	Revision	B