

# DEVELOPMENT MANAGEMENT COMMITTEE 15<sup>th</sup> December 2025

**Case No:** 25/00884/FUL

**Proposal:** Proposed conversion of outbuilding to dwelling

**Location:** 50 High Street, Brampton, PE28 4TH

**Applicant:** Mr S Lancaster

**Grid Ref:** 521000 270951

**Date of Registration:** 12<sup>th</sup> June 2025

**Parish:** Brampton

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## RECOMMENDATION - REFUSE

**This application is referred to the Development Management Committee (DMC) as the Officer's recommendation of refusal is contrary to that of the Parish Council.**

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application seeks approval for the change of use from an outbuilding which was historically a former coach house and stables for 'The Old House' (number 48 High Street), and at the time that the application was submitted associated with No. 50 High Street, Brampton. It should be noted that the submission details some works which do not require planning permission, but which are the subject of the accompanying application for listed building consent (reference no. 25/00885/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. These applications follow earlier withdrawn applications ref numbers 24/01576/FUL & 24/01577/LBC for the same works. These were withdrawn as Officers considered that there was a lack of detail provided to make a thorough assessment. This situation is not considered to have been remedied under these new submissions.
- 1.2 The building is grade II listed and within the Brampton Conservation Area. There are other grade II listed buildings in the vicinity of the application site. This area of Brampton forms part of the Huntingdon Spatial Planning Area defined under Policy LP7 of the Local Plan to 2036.
- 1.3 This application has been accompanied by the following:

- Design, Access and Heritage Statement;
- Structural Report
- Required location and existing and proposed plans;

During the lifetime of the application, following initial comments from Conservation Officers dated 25<sup>th</sup> of July 2025 the agent (uninvited by Officers) provided additional information (September 2025) consisting of:

- Helifix repair details;
- Structural calculations package;
- Framing repair plans.

The above documents were reviewed by the Conservation Officer who has confirmed in comments dated the 17<sup>th</sup> of October 2025 that the details remain insufficient and have not addressed the earlier concerns (this is assessed in further detail in the proceeding sections of the report). Further uninvited details were provided on the 19<sup>th</sup> of November 2025. The agent has been made aware of the specialists' comments throughout the application and the Officers position of refusal. This latest information has been submitted following advice that this case would be presented at Development Management Committee. Officers consider that they have acted reasonably in advice given throughout this application (and in previous applications) and therefore this latest information (though again not fully addressing the matters required) has not been accepted or been subject to wider consultation.

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

## **2. NATIONAL GUIDANCE**

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

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

- delivering a sufficient supply of homes;
- building a strong, competitive economy;
- achieving well-designed, beautiful and safe places;
- conserving and enhancing the natural, built and historic environment

- 2.3 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.

For full details visit the government website [National Guidance](#)

### **3. PLANNING POLICIES**

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

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP8: Key Service Centres
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings
- LP37: Ground Contamination and Groundwater Pollution

#### **3.2 Supplementary Planning Documents (SPD) and Guidance:**

- Huntingdonshire Strategic Flood Risk Assessment (2024)
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD 2011
- Huntingdonshire Landscape and Townscape SPD (2022)
- Cambridgeshire Flood and Water SPD 2017
- Annual Monitoring Review regarding housing land supply (2024)

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

#### **3.3 The National Design Guide (2021):**

- C1 - Understand and relate well to the site, its local and wider context
- C2 – Value heritage, local history and culture
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity

- H1 - Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website

#### **4. RELEVANT PLANNING HISTORY**

- 4.1 24/01576/FUL - Proposed conversion of an outbuilding into dwelling (Withdrawn)
- 4.2 24/01577/LBC - Proposed conversion of an outbuilding into dwelling (Withdrawn)
- 4.3 25/00885/LBC - Listed Building Consent for proposed conversion of outbuilding to dwelling (Pending Consideration – associated with this application and reported to this committee)

#### **5. CONSULTATIONS**

- 5.1 Brampton Parish Council recommend approval but raise concerns regarding parking.
- 5.2 HDC Conservation Team – Objection – proposal fails to justify that it would preserve the listed building and its setting and do not have regard to the preservation of the Brampton Conservation Area.
- 5.3 HDC Urban Design Team – No objections in terms of design. Details of some matters would need to be secured by condition.
- 5.4 HDC Operations (Waste) Team – No representations received at the time of determination.
- 5.5 HDC Arboricultural Officer – No representations received at the time of determination.
- 5.6 HDC Environmental Health Team – No objections – further details in the proceeding sections of this report.
- 5.7 CCC Highways – No objections – LPA to consider if there will be any amenity impacts due to no parking provision.

#### **6. REPRESENTATIONS**

- 6.1 None received at the time of determination.

## **7. ASSESSMENT**

- 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.
- 7.2 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. This is reiterated within paragraph 48 of the NPPF (2024). 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".
- 7.3 In Huntingdonshire the Development Plan (relevant to this application) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 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.
- 7.5 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

### **The Principle of Development**

#### Housing Land Supply

- 7.6 This report should be read with the knowledge that the NPPF paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 7.7 As Huntingdonshire's Local Plan to 2036 is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. NPPF paragraph 78 also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,586 homes. The current 5YHLS is 4, 345 homes equivalent to 3.68 years' supply.
- 7.8 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'. While no 5YHLS can be demonstrated the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications. It should be acknowledged that tilted balance is not applied in terms of the weight given to heritage harm, (Policy LP34 in the adopted Local Plan). This information is included for completeness but for the reasons set out above, tilted balance does not apply to this determination and so reduced weight cannot be afforded to the heritage harm.

#### Principle of development

- 7.9 Policy LP2 of the Huntingdonshire Local Plan to 2036 (the Local Plan) sets out the overarching development strategy for Huntingdonshire through the plan period. The main objectives are:
- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
  - Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities

- Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes
  - Support a thriving rural economy;
  - Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
  - Conserve and enhance the historic environment; and
  - Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.
- 7.10 Policy LP2 directs approximately a quarter of the objectively assessed need for housing (together with a limited amount of employment growth) to sites dispersed across the Key Service Centres and Small Settlements in order to support the vitality of these communities and provide flexibility and diversity in the housing supply. In addition, rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the plan, thereby providing further flexibility in the housing supply.
- 7.11 Policy LP2 is within the Development Strategy chapter of Huntingdonshire's Local Plan to 2036 and is therefore considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications for residential development. Notwithstanding this, weight should still be given to Policy LP2 given that it directs development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities which is consistent with the NPPF.
- 7.12 The site is located within the built-up area of Brampton which falls within the Huntingdon Spatial Planning Area defined under Policy LP7 of the Local Plan to 2036. LP7 supports housing development (class C3) where it is appropriately located within a built-up area of an identified spatial planning area settlement. As such, given its siting, the fact that the building already exists and its minor scale, the development is considered to be acceptable in principle subject to compliance with all other materials planning considerations (including impact on heritage assets) and conditions.

### **Impact on heritage assets**

- 7.13 The building is grade II listed and located within the Brampton Conservation Area and makes a positive contribution to the Conservation Area. It reflects the history of the area and its association with The Old House (48 High Street) which is also grade II listed.

- 7.14 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.

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.

Para. 212 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Section 16(2) of the Planning (LBCA) Act 1990 (as amended) requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 7.15 High Street is an extensive road through Brampton and hosts mainly residential development with dwellings of varying age, scale and design along its length. It does have a traditional character with more examples of historic development than modern. There are a number of listed buildings along its length with several grade II listed buildings (No's 91, 87, 48 and 44 High Street) in the immediate vicinity.

The building subject to this application is located directly on the High Street frontage to the north-west of The Old House (No.48) and south-east of No.50 which is a detached bungalow which is set back in its plot in relation to the building and has recently undergone conversion. It is a two-storey, detached structure which architecturally retains the qualities of the handmade brickwork and its solidity. That said, there are patress plates and a tie in place and evidence of some structural movement.

Previous applications under reference numbers 24/01576/FUL and 24/01577/LBC which sought permission for a similar development were withdrawn following engagement with Officers due to heritage concerns. In the intervening period, the Council's Conservation Officer has visited the site to offer advice. This application must be assessed upon its own merits but, for the



reasons set out below does not address the concerns of the previous applications. Insufficient detail has been provided in order for a thorough assessment to be completed. It is clear that additional works to successfully facilitate a residential conversion will be required and in the absence of this information (and based upon the works proposed which also lack specific detail) it would be harmful to both the listed building and the Conservation Area.

- 7.16 This application proposes the change of use of the building to a residential dwelling. Internal alterations do not require planning permission but do require listed building consent and so will be a subject of the separate 25/00885/LBC application. The application is accompanied by a Design, Access and Heritage Statement and HDC's Conservation Team have been consulted.
- 7.17 Conservation Officers object to the scheme with overriding concerns summarised as:
- The submitted structural report recommended brickwork repairs using the Helifix system – there is no indication on the drawings as to where the bars will be inserted or to the extent of the repairs and impact on the exterior of the building.
  - Rainwater goods – inspect and overhaul gutters, downpipes and underground drainage. No gutters or details of proposed guttering or downpipes have been provided. The drawings show no downpipes so there is no indication as to where water will be discharged or their appearance or material finish.
  - External walls and ties – the additional information submitted in September 2025 was a partial re-submission of an inadequate document which was previously submitted. It still fails to provide specific details as to which of the 4 Helifix products detailed will be used and these do not appear to be applicable for the issues that this building is experiencing. No details as to where the 'stitching of cracks' has been provided.
  - No schedule of works has been submitted with the application. There are numerous omissions in relation to internal works (a consideration of the listed building consent application) but, as well as works detailed above (which could impact the exterior of the building and therefore require planning permission) additional exterior works to bring the building to a habitable standard and to comply with building regulations such as those detailed below could be required. These details have not been confirmed:

- Installation of new windows and doors.
- Location of soil vent pipe to W.C and bathroom (external vent pipe would not be supported).
- No details as to if re-roofing will be required.
- No details of brickwork repairs. Extent of these and how these will be conducted (schedule of works/methodology).

7.18 Whilst some of the works and potential works (required to bring the building to a habitable standard) may constitute householder permitted development by virtue of Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) it is important to note that this does not apply in this case as the building is not presently a dwelling and therefore does not enjoy householder permitted development rights. In the event that the applicant tried to exercise permitted development rights under the above Schedule but within Class E, (improvements to buildings incidental to the enjoyment of a dwellinghouse) it would also fail to comply due to (amongst other matters) its listing and the fact that it is forward of the principal elevation of the dwellinghouse. Whilst it is not suggested that the applicant is attempting to exercise permitted development rights it is important to note this so that it is clear to Members as to why planning permission is required for such works.

7.19 Overall, whilst Conservation Officers recognise that there is some scope for alteration, the submission as presented is wholly inadequate to assess the impacts of the works proposed on the listed building and Conservation Area and for that reason there is not sufficient justification to demonstrate that they preserve the listed building or its setting. Furthermore, they also fail to demonstrate that they have regard to the preservation and enhancement of the Brampton Conservation Area. Overall there would be a medium level of less than substantial harm to the listed building and a low level of less than substantial harm to the Conservation Area.

7.20 Based upon the extent of the proposals and lack of information provided with the application (as set out in the preceding sections of this report) alongside the advice of specialists, Officers 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), the provisions of the NPPF (2024) and part C2 of the National Design Guide (2021)

## **Design and visual amenity**

- 7.21 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 Section 12 of the National Planning Policy Framework (2024).
- 7.22 In this case, based only upon the plans as presented, there is nothing to indicate that the exterior of the building will be significantly altered. Whilst in heritage terms (as outlined above) the lack of detail is an issue, in planning terms (and as advised by Urban Design Officers), some details can be secured by condition. For this reason, there is no reason to consider that should Members choose to grant planning permission the development could not be realised in accordance with these Policies.

### **Residential Amenity**

- 7.23 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.
- 7.24 Given that there is no increase in footprint or scale, there are no concerns with regard to overbearing impacts, overshadowing or loss of light.
- 7.25 In terms of overlooking and loss of privacy there are no additional window or door openings proposed. The first floor opening to the front elevation will be glazed but this looks towards the High Street. There is a 15m separation to the dwelling opposite (No.89 High Street) and the relationship between the buildings would not differ from others in the High Street. All other doors/windows are at ground level and therefore will not cause harm.
- 7.26 In terms of impacts on the occupants of the dwelling itself, its internal space (including the bedroom space) accords with the guidance set out within the Technical housing standards – nationally described space standard document and is considered satisfactory. However, Officers do have some concerns regarding the level of natural light which would be afforded to the main living/kitchen area of the dwelling. The plans as presented retain the existing openings to the rear elevation, this means that there are two windows adjacent to one another in the kitchen wall (a north-east facing elevation). These glazed section of these windows measure 30cm high by 20cm wide. Some light

may be afforded to this area via the hall (the main door appears to be glazed) but there is a separation distance of approx. 2.8m between the main door and the internal door providing access to the living area in question. Therefore, in practice the level of light provided by this is likely to be minimal. Judgement on what is perceived to be adequate light falls to the Local Planning Authority to consider and in this instance, Officers suggest that these two north-east facing windows which cumulatively provide a glazed area of approx. 0.14m<sup>2</sup> serving a habitable space of approx. 50m<sup>2</sup> is insufficient and would not provide a high degree of residential amenity to the occupants of the dwelling who would very likely be reliant on artificial means of lighting, heating and ventilation. There is less concern with the bedroom window which is larger (approx. 0.27m<sup>2</sup>), is elevated and faces a south-westerly direction. Officers acknowledge that given the heritage considerations that there are limitations to enhancements but remain of the view that some attempts to better this situation could have been made. At present it is considered that the development would fail Policy LP14 (part a) of the Local Plan to 2036, Para.135 (f) of the NPPF (2024) and Part H1 of the National Design Guide (2021).

- 7.27 In terms of outdoor space, whilst the provision is limited, some degree of defensible space is provided. No details of hard and soft landscaping have been provided on plan (these could be secured by condition should Members choose to grant planning permission) and the measures for making this a private space could be dealt with at this stage. Notwithstanding this consideration, the site is located within the built-up area of a Spatial Planning Area with options for hospitality, leisure and recreation within easy walking distance of the site. As such, given the scale of the development proposed this is considered to be acceptable.
- 7.28 HDC's Environmental Health Team have been consulted and have not raised any objections in terms of noise, odour, air quality, obtrusive light or contaminated land.
- 7.29 Overall, taking the above assessment into consideration, the development would fail to provide a future occupant with a high level of residential amenity as an adequate degree of natural light is not provided to all habitable rooms of the dwelling. It therefore conflicts with Policy LP14 (part a) of the Huntingdonshire Local Plan to 2036, Para.135 (f) of the NPPF (2024) and Part H1 of the National Design Guide (2021).

### **Highway Safety, access and Parking Provision**

- 7.30 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.

- 7.31 The constraints of the site limit the provision of off-street parking for motor vehicles and none is intended as part of this scheme. Cambridgeshire County Council as the Local Highway Authority have been consulted and raise no objection in terms of highway safety. They do suggest that the LPA should consider if there would be any negative residential amenity impacts arising from the lack of parking and Officers have considered this carefully. Furthermore, whilst Brampton Parish Council support overall they do raise concerns on the lack of parking provision.
- 7.32 High Street appears to have some restrictions in place which limit on-street parking at various points along its length, but unrestricted parking is also available. Some of the dwellings benefit from off-street parking but, given the historic character this is not the case for every property and so on street parking is not uncharacteristic of the locality. Whilst the provision of a single dwelling will likely result in the need for on-street parking it is not considered that the degree of intensification (a one-bedroom dwelling) would render the development unacceptable particularly when the sustainability of the location is considered. A refusal solely on this basis would be challenging to sustain given the established character and existing parking taking place on unrestricted areas of the High Street.
- 7.33 Officers note that no cycle storage is shown on the block plan. Policy requirements dictate that one cycle space per bedroom should be provided with the Huntingdonshire Design Guide recommending secure covered storage and Officers are satisfied that there is space within the site for this provision to be achieved. Should Members choose to grant planning permission it would be considered prudent to secure specific details by condition.
- 7.34 Overall, Officers are satisfied that the development would not create any unacceptable residential amenity issues (in terms of parking), would not create any significant highway safety issues and would be acceptable with regard to its approach to sustainable travel in accordance with Policies LP14, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

### **Flood Risk and Surface Water**

- 7.35 The site is at the lowest risk of flooding according to the Environment Agency Flood Map for Planning (Flood Zone 1) and has no risk of flooding from other sources. Development of this nature is acceptable in Flood Zone 1 and does not require the application of the Sequential or Exception Tests as per the NPPF (2024). Given the lack of surface water flood risk and lack of any

proposed built development it is not considered that there would be significant surface water run off impacts.

- 7.36 Further to the above consideration, Officers are satisfied that full details of the proposed surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.
- 7.37 As such, the proposal is considered to be acceptable with regard to its impact on flood risk, surface water and wastewater management therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036.

## **Biodiversity**

- 7.38 Policy LP30 of the Local Plan requires a development to ensure no net loss of biodiversity and achieve a net gain where possible. As well as this (and separate from the requirements of LP30) qualifying new development is subject to Biodiversity Net Gain legislation pursuant to the Environment Act 2021. This means that a 10% statutory Biodiversity Net Gain (BNG) is required, following the hierarchy of onsite provision; mixture of on-site and off-site provision; and the last resort of statutory biodiversity credits unless it can be demonstrated that the development would be exempt.
- 7.39 In considering the above, it is noted that the application form details that the scheme is considered to be exempt as it relates to an existing building. Whilst in this case it is acknowledged that there are instances where a change of use (impacting less than 25m<sup>2</sup> of habitat) would be exempt, in this case the proposal (as per the location and block plan) includes outdoor space. No details as to the present condition of this land has been provided (e.g. if it is vegetated garden or hard surfacing which could provide some ecology value). At the time of the site visit, whilst there appeared to be some storage (in relation to the works being completed to No. 50) taking place, there was some ground coverage and some shrub planting to the rear. As such, Officers consider that an assessment as to the baseline biodiversity value of the site and any required BNG measures should have been provided).
- 7.40 Further to the above, in considering other matters in relation to habitat loss, the submitted Biodiversity Checklist specifically asks if the proposed development would constitute or include the modification, conversion, demolition or removal of any part of a building/structure (especially roof voids) including (amongst other matters) pre-1914 building with gable ends or slate roofs regardless of their location. Both of these apply to this building. The agent has answered no to this question in the checklist. The guidance contained within the checklist details that if the answer to any of these queries is yes, then the application should be

accompanied by a Preliminary Ecological Appraisal. No such information has been provided. As this is the case, Officers cannot guarantee that the building does not support important or legally protected species. The absence of this information means that there is no knowledge as to if any specific mitigation measures or licensing is required in order for the development to proceed. Such matters must be dealt with at the planning application stages and cannot be addressed by condition.

- 7.41 Overall, having regard to the above, Officers cannot be satisfied that the development would be exempt from Biodiversity Net Gain Legislation as set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), and would not have an impact on any protected or important species. It would therefore conflict with the above legislation, Policy LP30 of the Huntingdonshire Local Plan to 2036, the provisions of Para.192 (b) of the NPPF (2024) and Part N3 of the National Design Guide (2021).

### **Impact on Trees**

- 7.42 As detailed in the preceding sections of this report, the site lies within the Brampton Conservation Area. As such, whilst there are no specific Tree Preservation Orders in force, trees within the locality are afforded protection by virtue of their location within the Conservation Area.
- 7.43 Officers note that no arboricultural details have been provided as part of this scheme, however, under the withdrawn application (24/01576/FUL) for the same applicant and same development details were provided and were reviewed by HDC's Arboricultural Officer who raised no objections to the scheme. There are no trees on site (but those detailed were within the blue line land). The Arboricultural Officer considered that the trees in the vicinity (outside of the red line) were generally poor in appearance and had low levels of public a visual amenity and considered that subject to compliance with the submitted Tree Protection Plan the development could proceed in accordance with Policy LP31 of the Local Plan to 2036.
- 7.44 In this case, whilst no comments have been received by the Arboricultural Officer for this scheme, given the similarities, lack of objection and consideration as to the value of the trees in what is a relatively recent application Officers do not raise an objection with regard to impact on trees. It is understood that since the application was submitted there may be a change of ownership of the land within the blue line (which would make achieving the replacement planting intended under the 24/01576/FUL challenging) but are broadly satisfied that some reasonable replacement planting could be secured by a landscaping condition should Members choose to grant planning permission.

- 7.45 Overall, having regard to the above assessment, Officers are satisfied that the development would accord with Policy LP31 of the Huntingdonshire Local Plan to 2036.

### **Accessible and Adaptable Dwellings**

- 7.46 Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposals 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.
- 7.47 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 is a factor). Therefore, Officers consider that should Members choose to grant planning permission that it would be unreasonable to impose this condition.

### **Water Efficiency**

- 7.48 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.

### **Development Obligations**

#### **Bins**

- 7.49 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. No Unilateral Undertaking Forms have been provided with the application. The development is therefore contrary to Policy LP4 of the Huntingdonshire Local Plan to 2036.

#### **Community Infrastructure Levy (CIL)**

- 7.50 No Community Infrastructure Levy Forms have been provided but this is a matter which would be pursued by the Council's Implementation Team should Members choose to grant planning permission. The development would accord with Policy LP4 of Huntingdonshire's Local Plan to 2036.



## Conclusion

- 7.51 The application does not contain sufficient information to justify the works nor allow Officers to fully assess the impact of the proposed conversion and ancillary works on the grade II listed building or the Brampton Conservation Area, and therefore the Local Planning Authority is unable to fully assess the proposals appropriately and meet their statutory duty to preserve the listed building and its setting. The proposal is considered to cause a medium level of less than substantial harm to the listed building and a low level of less than substantial harm to the Conservation Area. It is considered that there are no public benefits which would outweigh this harm, as required by Para 215 of the National Planning Policy Framework. As such, the proposed development would be contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036) and Section 16 of the National Planning Policy Framework (2024). It further fails to provide a high level of residential amenity, consider the impacts on protected species or provide an agreement for financial contribution for wheeled bins contrary to Policies LP14, LP30 and LP4 of Huntingdonshire's Local Plan to 2036.

## **8.0 RECOMMENDATION - REFUSE for the following reasons**

- 8.1 The application does not contain sufficient information to justify the works nor allow Officers to fully assess the impact of the proposed conversion and ancillary works on the grade II listed building or the Brampton Conservation Area, and therefore the Local Planning Authority is unable to fully assess the proposals appropriately and meet their statutory duty to preserve the listed building and its setting. The proposal is considered to cause a medium level of less than substantial harm to the listed building and a lower level of less than substantial harm to the Conservation Area. It is considered that there are no public benefits which would outweigh this harm, as required by Para 215 of the National Planning Policy Framework. As such, the proposed development would be contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036) and Section 16 of the National Planning Policy Framework (2024).
- 8.2 The proposed development by virtue of the limited ground floor window openings and resulting minimal level of light afforded to the ground floor kitchen and living space would fail to provide a high level of natural light and result in a poor degree of residential amenity. It therefore conflicts with Policy LP14 (part a)

of the Huntingdonshire Local Plan to 2036, Para.135 (f) of the NPPF (2024) and Part H1 of the National Design Guide (2021).

- 8.3 Insufficient information has been provided to allow Officers to assess Biodiversity Net Gain implications and if the site supports any protected or important species for which further mitigation or licensing is required. It therefore conflicts with Biodiversity Net Gain Legislation as set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), Policy LP30 of the Huntingdonshire Local Plan to 2036, the provisions of Para.192 (b) of the NPPF (2024) and Part N3 of the National Design Guide (2021).
- 8.4 No Unilateral Undertaking Forms for wheeled bin provision have been provided with the application. The development therefore fails to make adequate provision for developer contributions and conflicts with Policy LP4 of the Huntingdonshire Local Plan to 2036.

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.

**CONTACT OFFICER:**

Enquires about this report to **Kevin Simpson – Senior Development Management Officer -**  
[kevin.simpson@huntingdonshire.gov.uk](mailto:kevin.simpson@huntingdonshire.gov.uk)

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 26 June 2025 16:10  
**To:** DMAAdmin  
**Subject:** Planning Application 25/00884/FUL 50 High Street Brampton PE28 4TH

Good afternoon Kevin

Please see the response below for planning application 25/00884/FUL 50 High Street Brampton PE28 4TH

**Planning Application: 25/00884/FUL – 50 High Street Brampton PE28 4TH** Listed Building Consent for proposed conversion of outbuilding to dwelling.

*Members discussed the proposed application and although they recommended approval for the conversion of the outbuilding, they raised concerns regarding significant parking issues due to the already congested High Street. Therefore, they would hope to see provision for designated off-street parking on the site to accommodate vehicles from both dwellings*

Kind regards

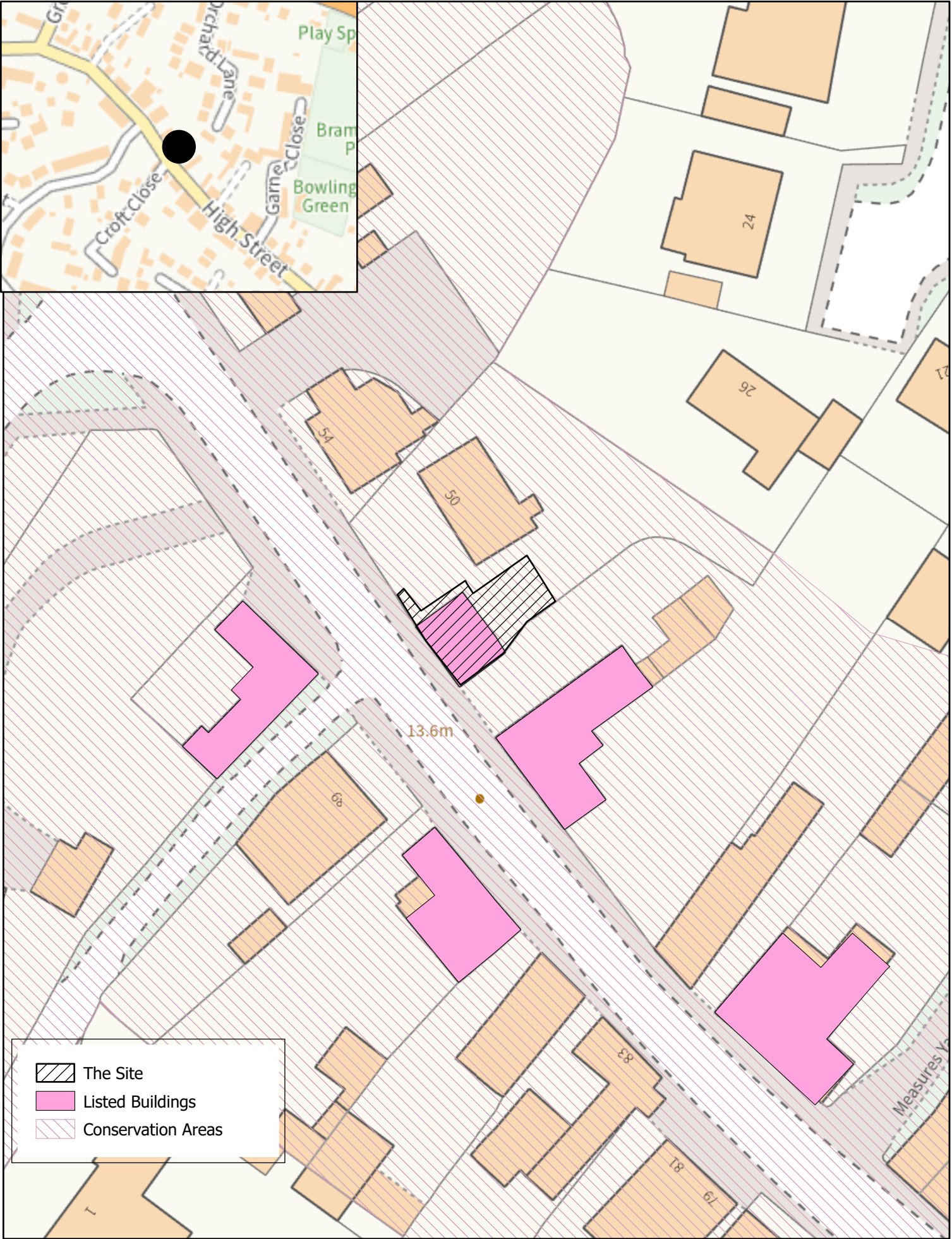
[REDACTED]  
Assistant Clerk

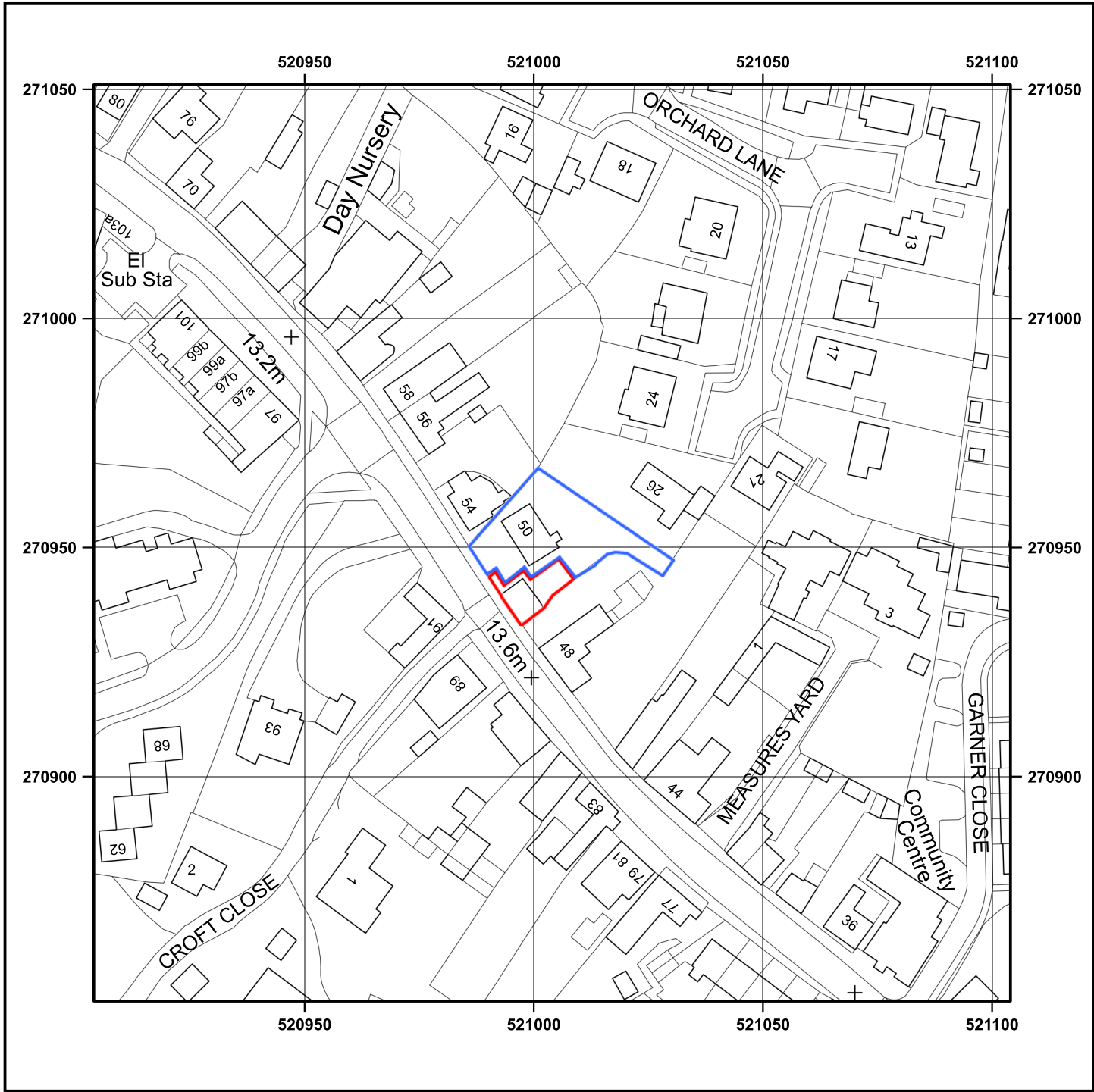
**Correspondence address:**

Brampton Parish Council, Brampton Memorial Centre, Thrapston Road, Brampton, Huntingdon PE28 4TB  
Telephone: [REDACTED]  
Website: [www.brampton-cambs-pc.gov.uk](http://www.brampton-cambs-pc.gov.uk)

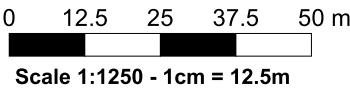
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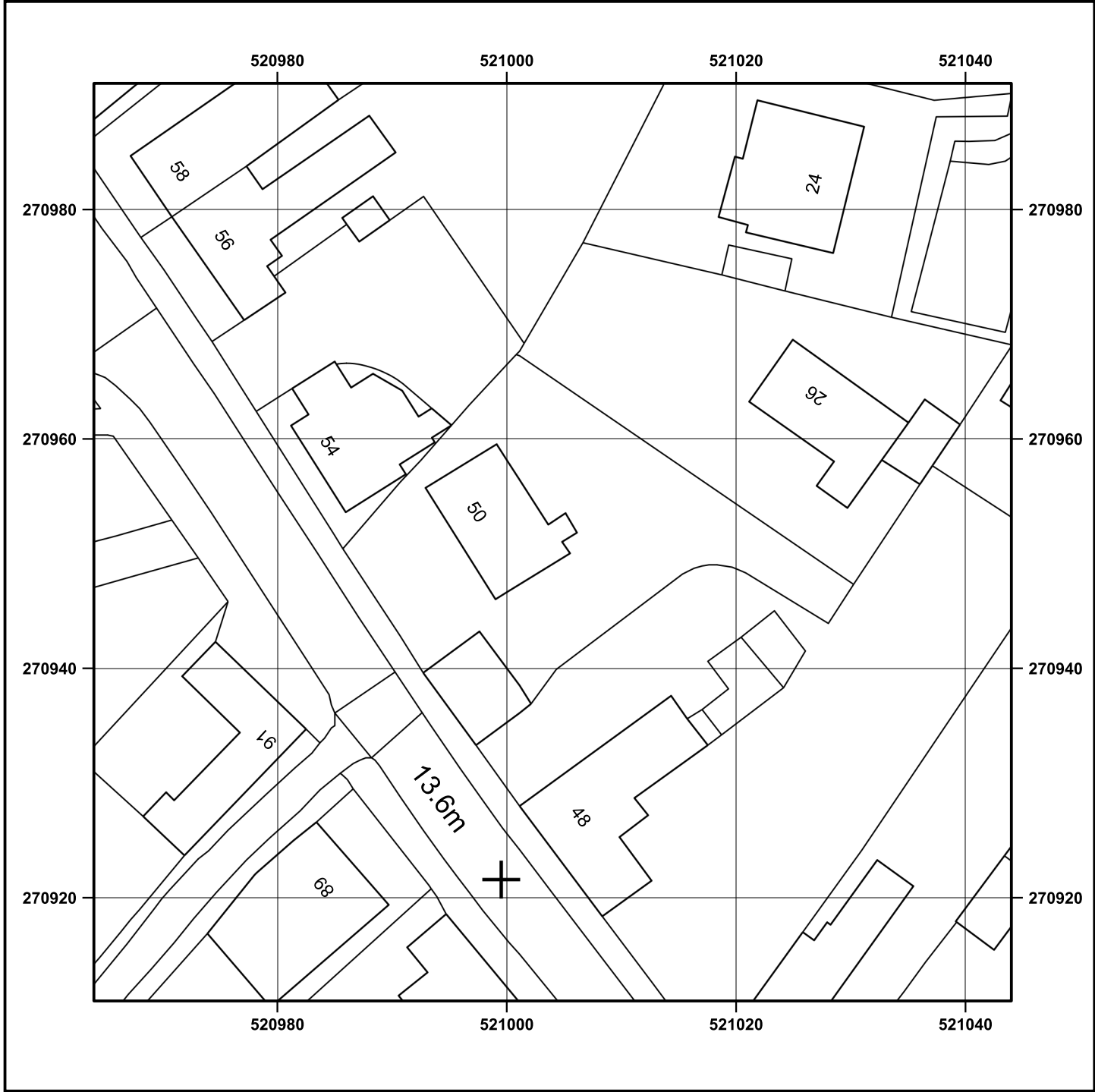


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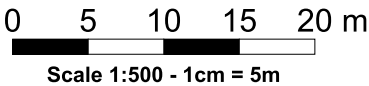




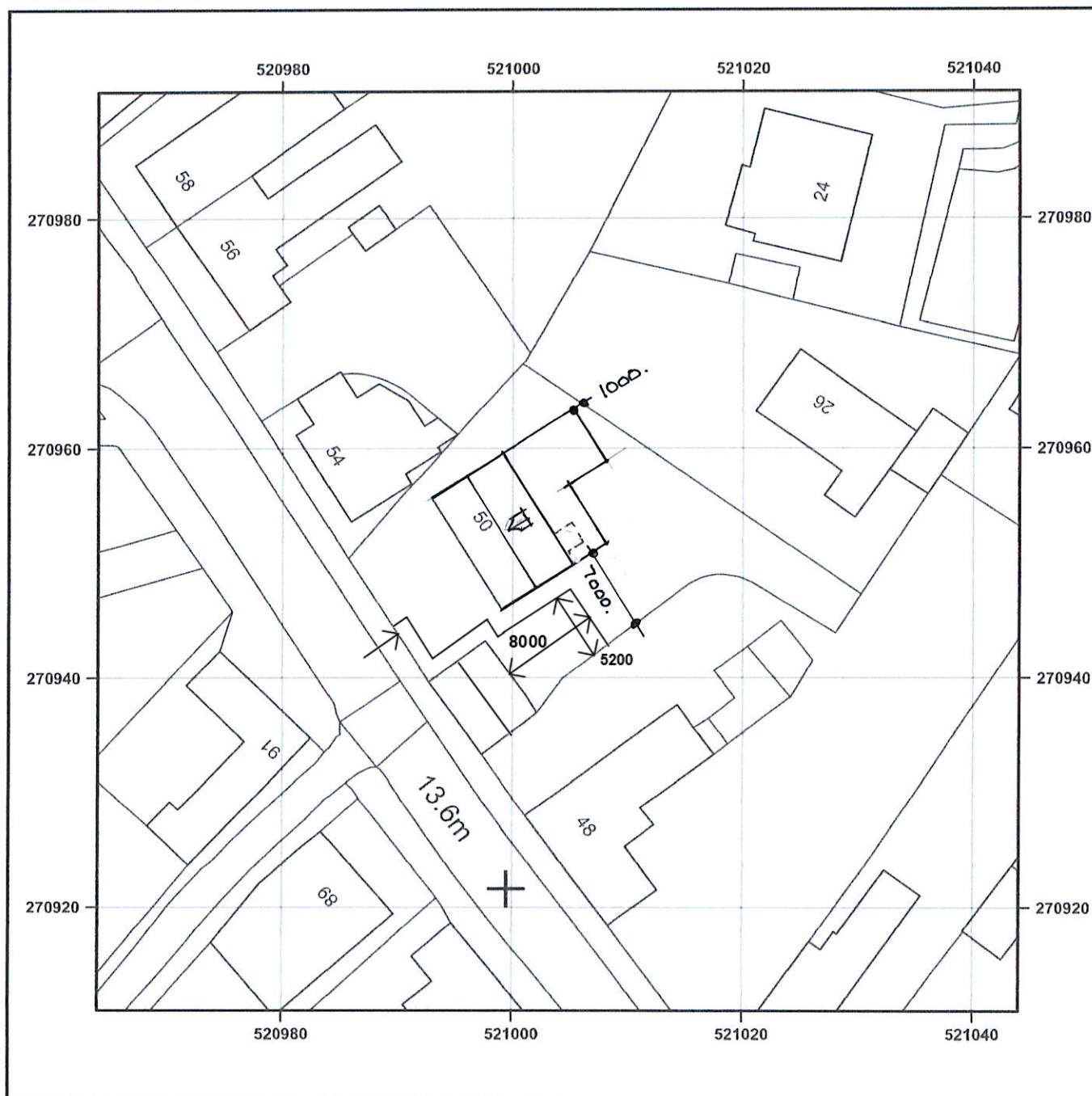
50, HIGH STREET, BRAMPTON, HUNTINGDON, PE28 4TH  
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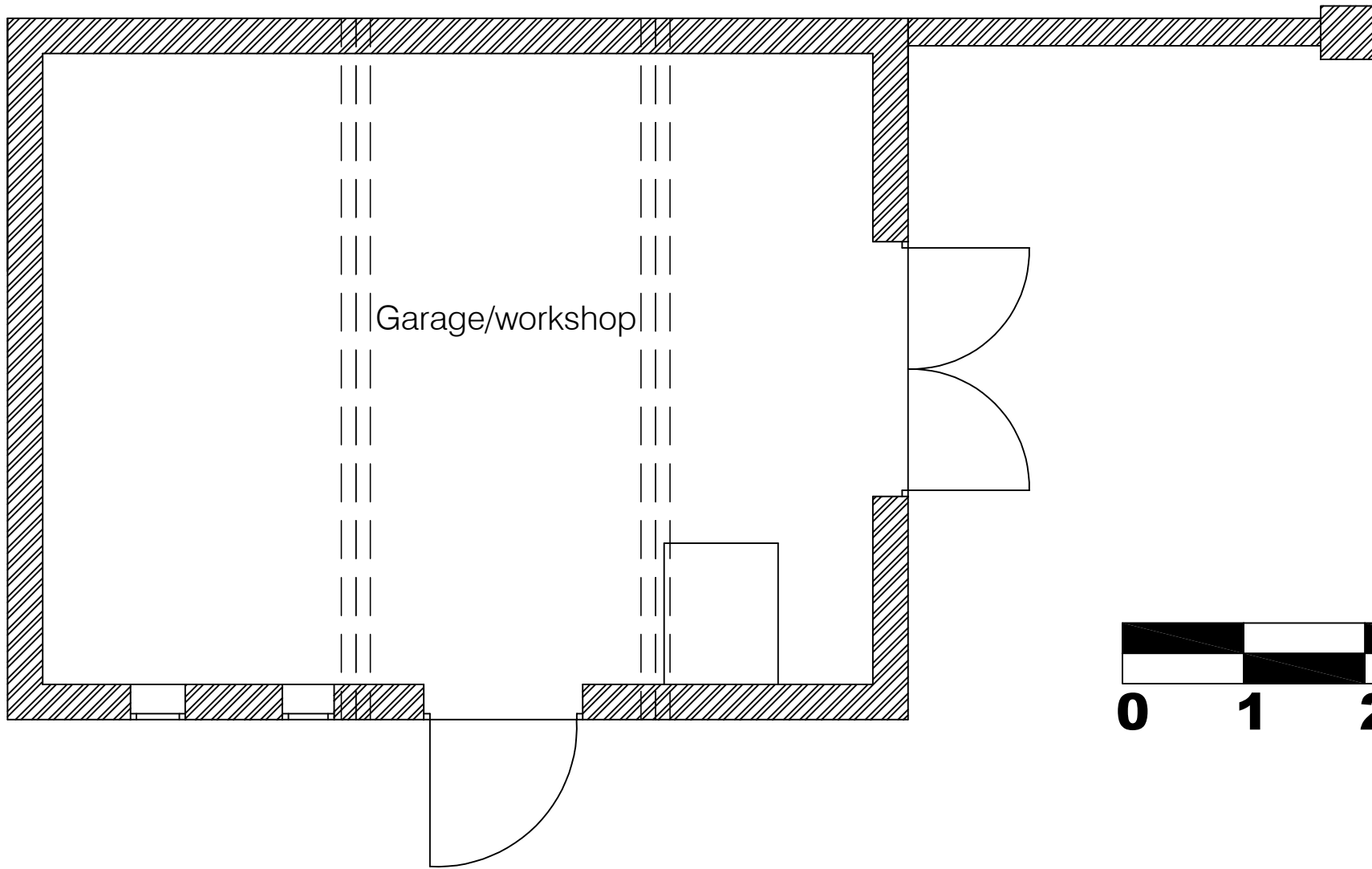


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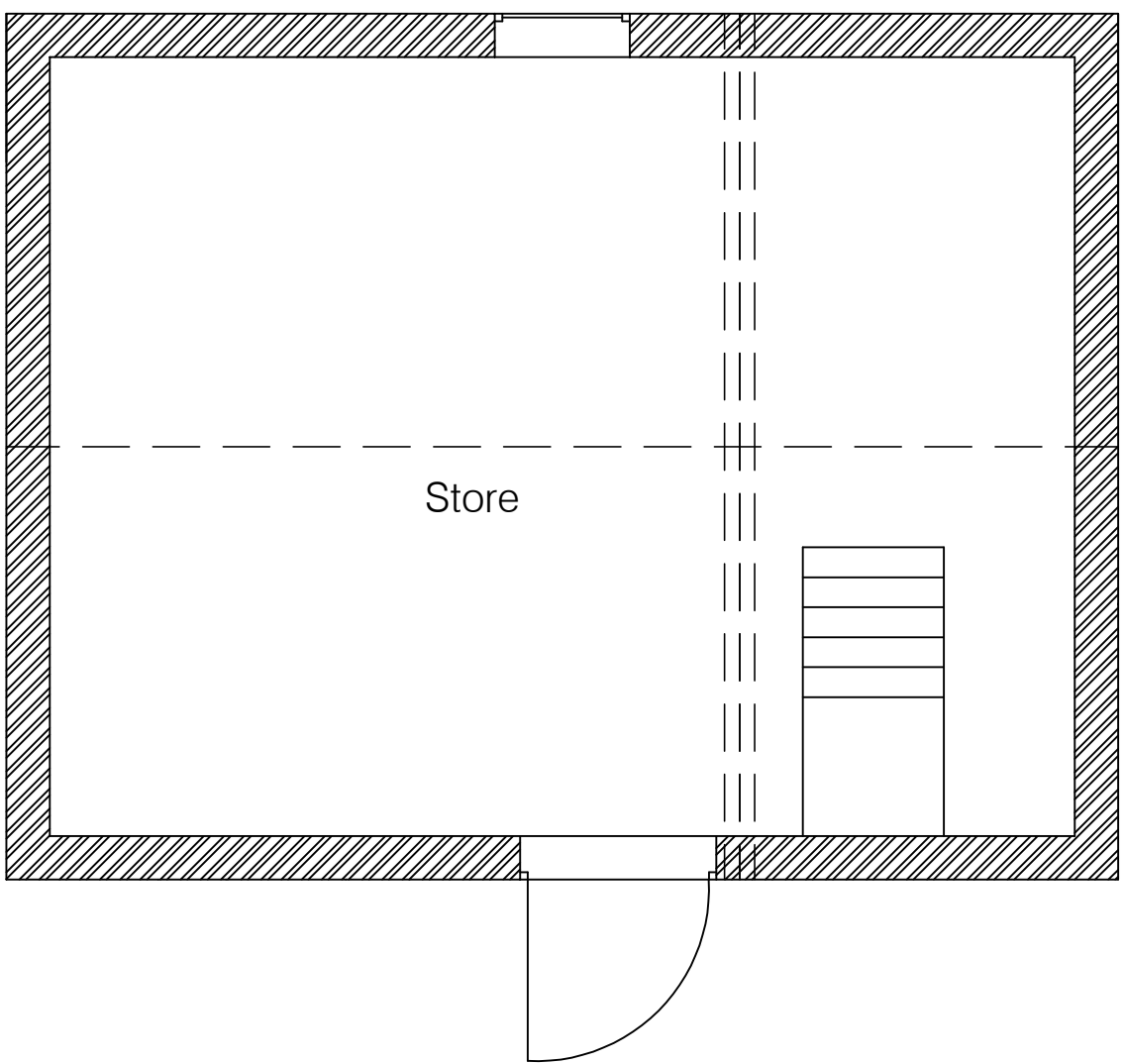
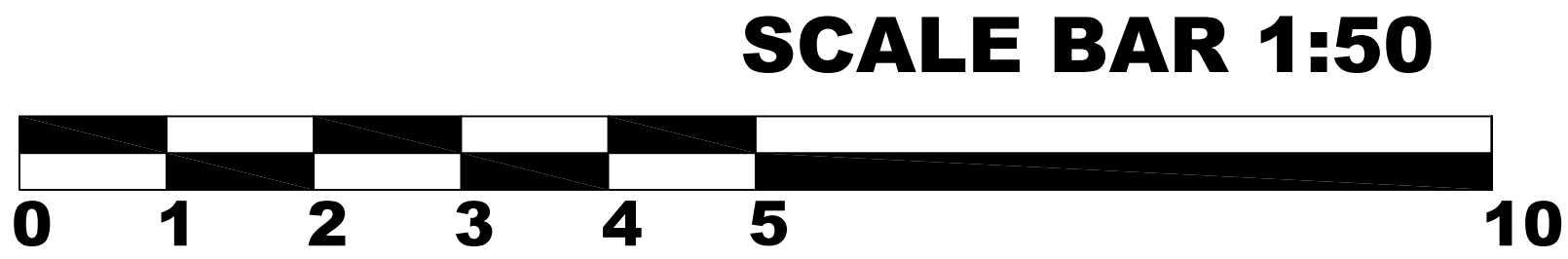


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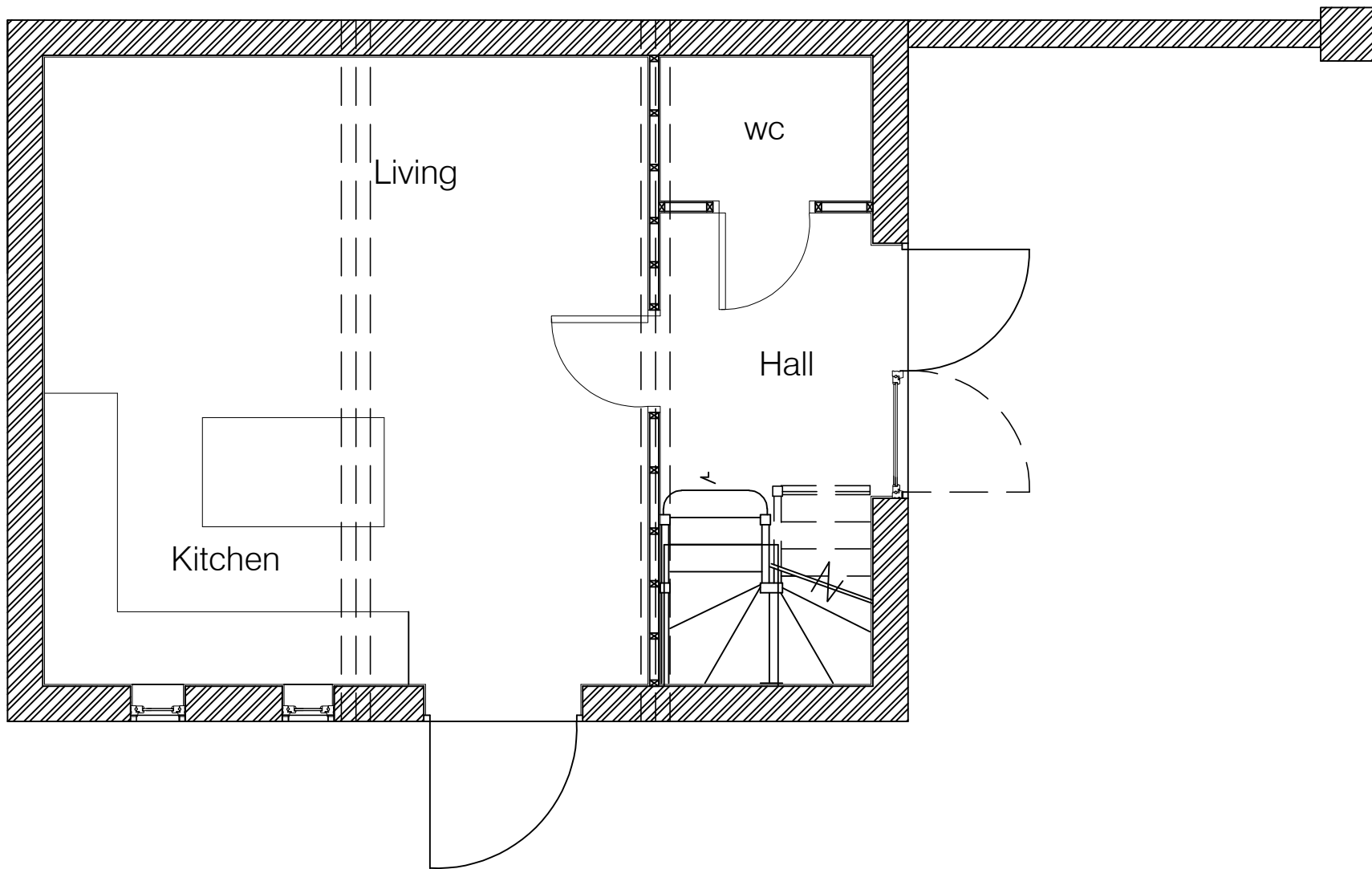
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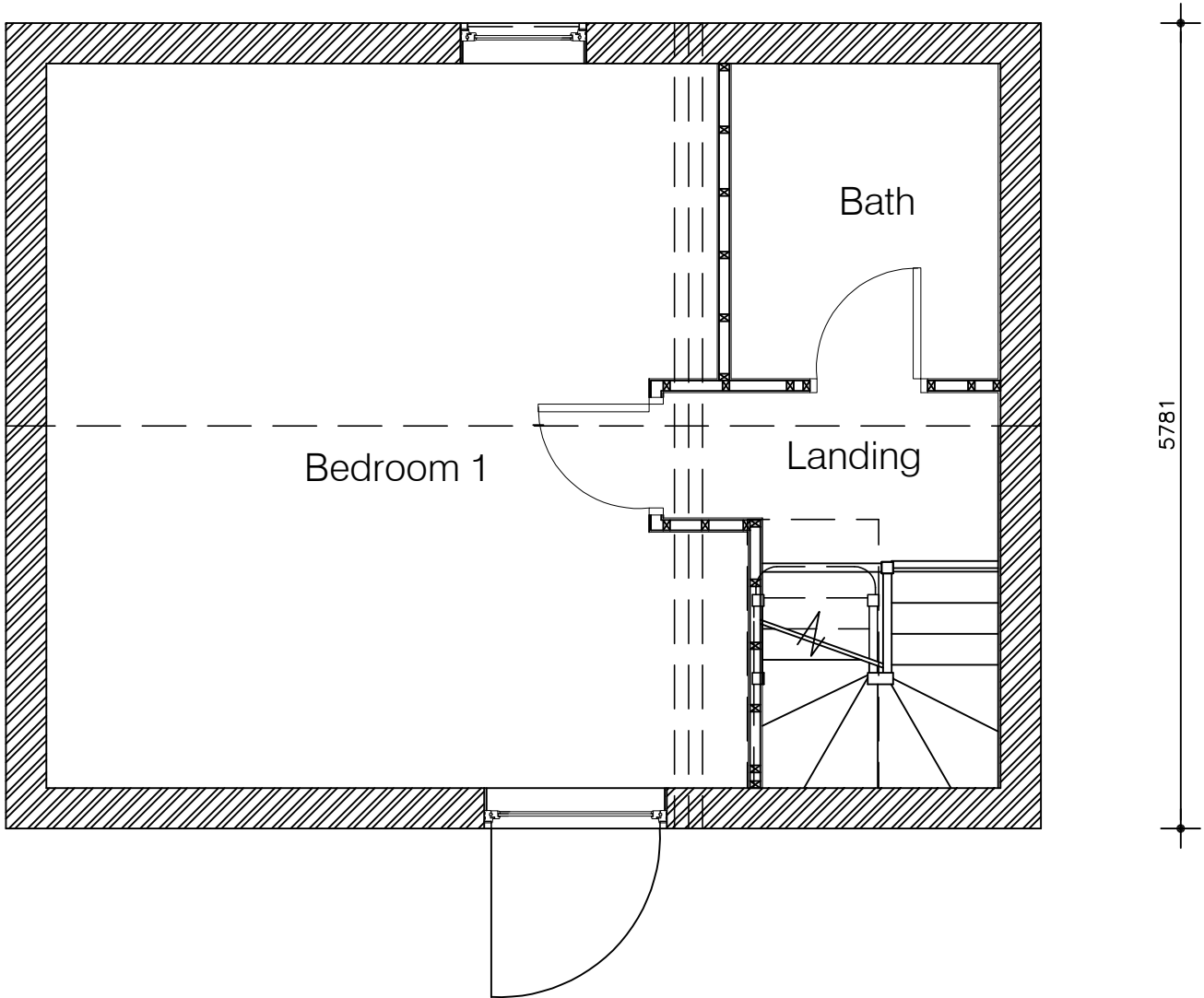
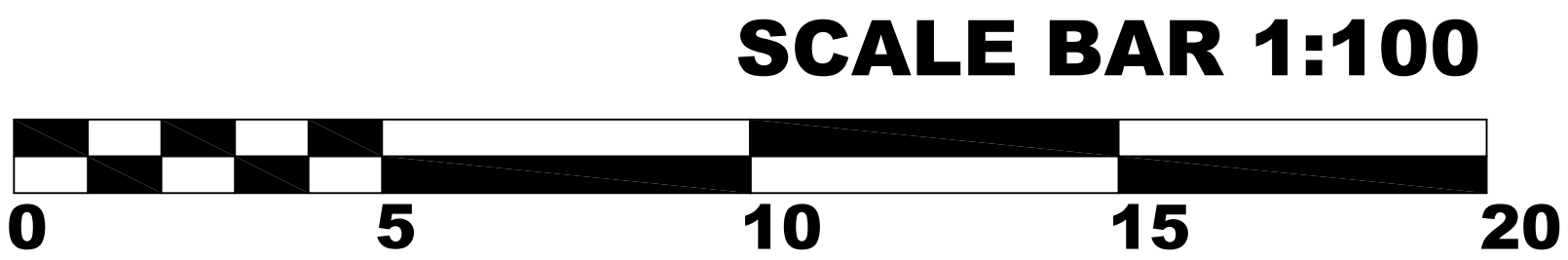
Existing Ground Floor Plan. 1:50.



Existing First Floor Plan. 1:50.



Proposed Ground Floor Plan. 1:50.



Proposed First Floor Plan. 1:50.

BEAWARE PRIOR TO COMMENCEMENT

Contractor to check and confirm all existing dimensions and features positions and is to work to suit site dimensions.

Client to inform of any deviation from drawing or specification and Clients and Building Inspector's and/or Planning departments permission to be obtained prior to commencement on site.

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Revision: By Approved  
Revision 'D' Planning changes. By Paul B April 25

J t: 0800 612 6825 m: 07545 424251  
K e: jkdesign@btinternet.com  
Architecture www.jkarchitecturlimited.co.uk

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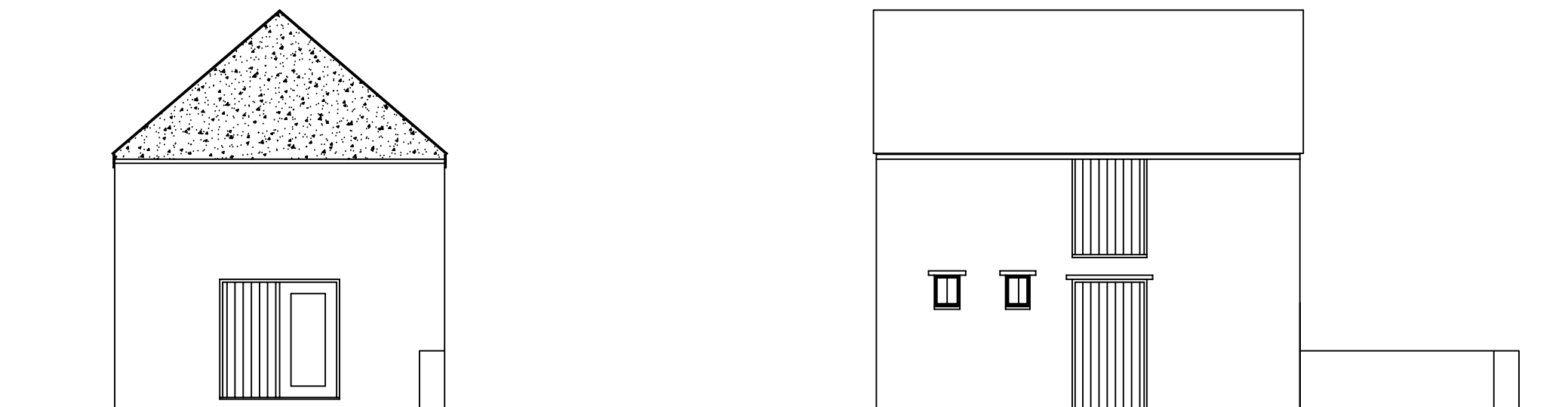
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MR AND MRS LANCASTER

Project:  
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CONVERSION OF LISTED BUILDING INTO DOMESTIC  
DWELLING AT 50 HIGH STREET, BRAMPTON  
CAMBS.

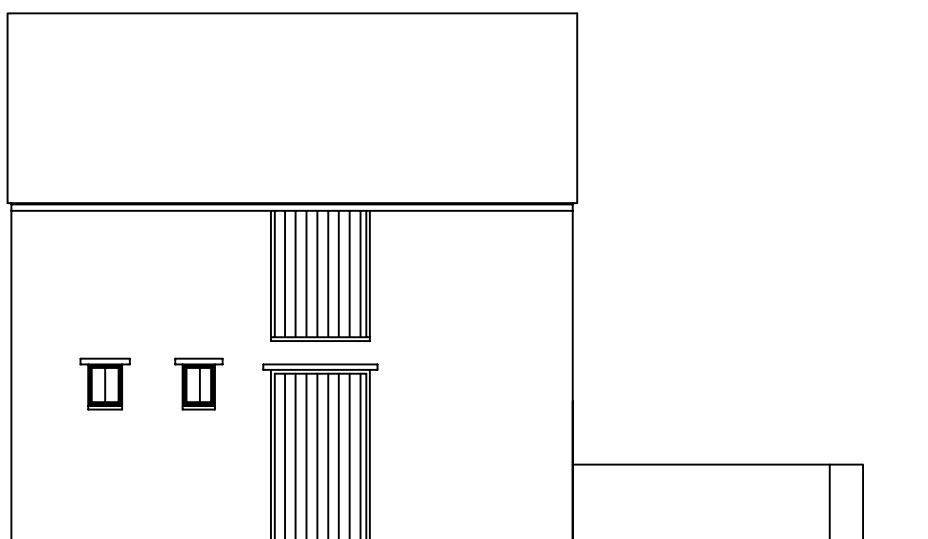
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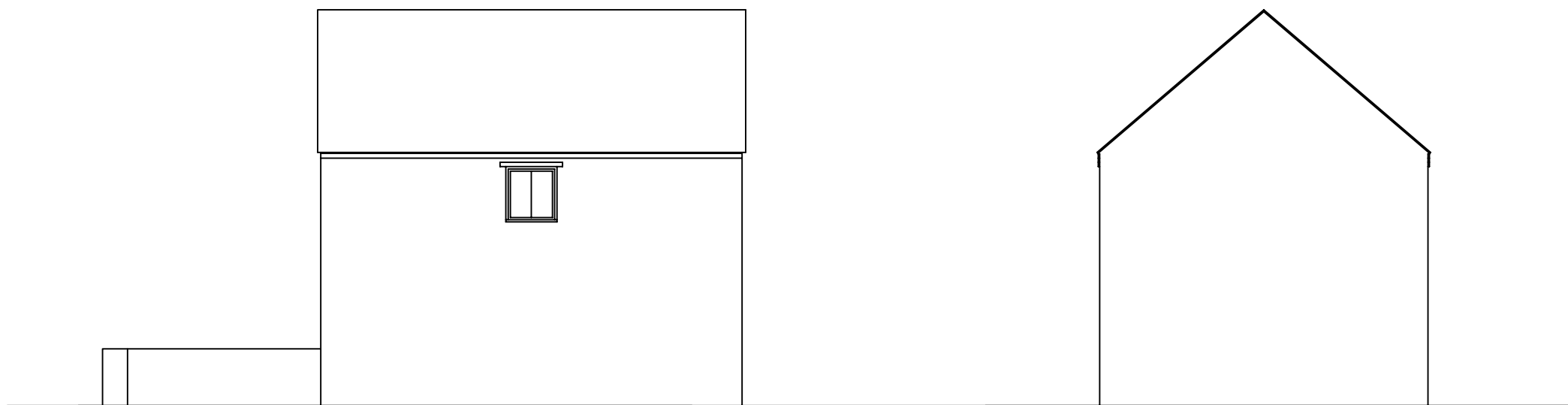
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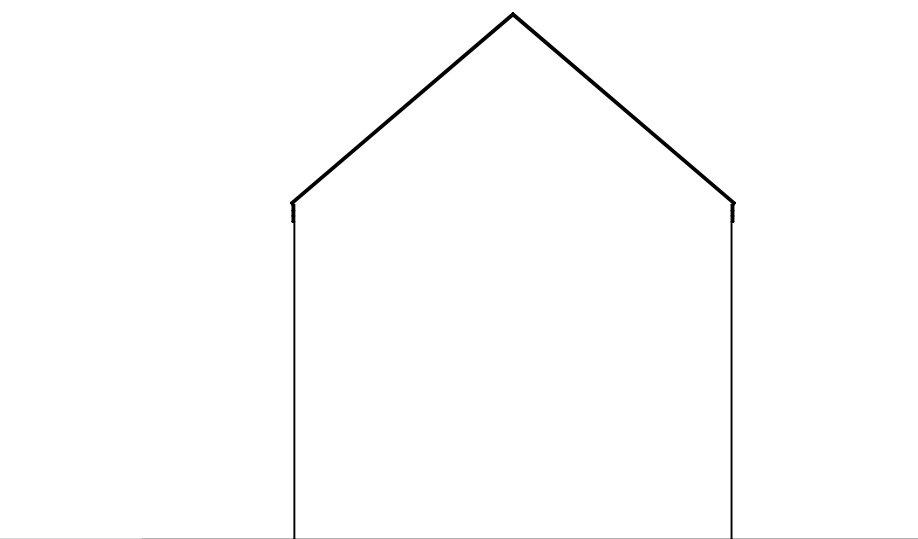
Proposed Side Elevation. 1:100.



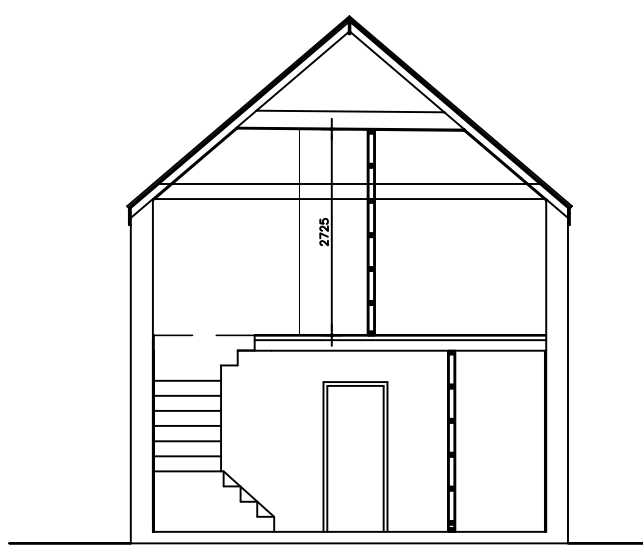
Proposed Rear Elevation. 1:100.



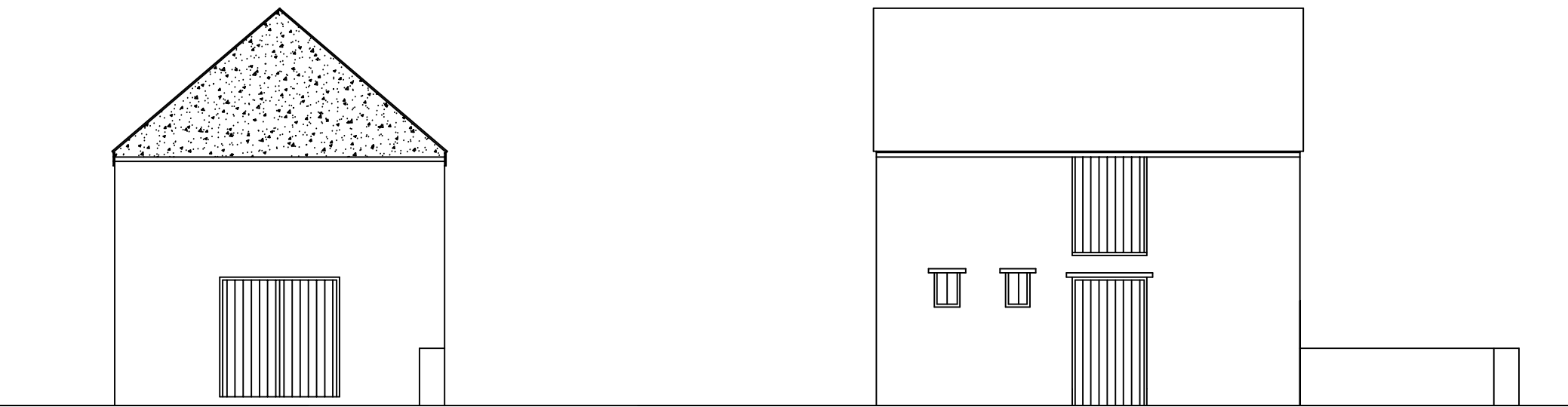
Proposed Front Elevation. 1:100.



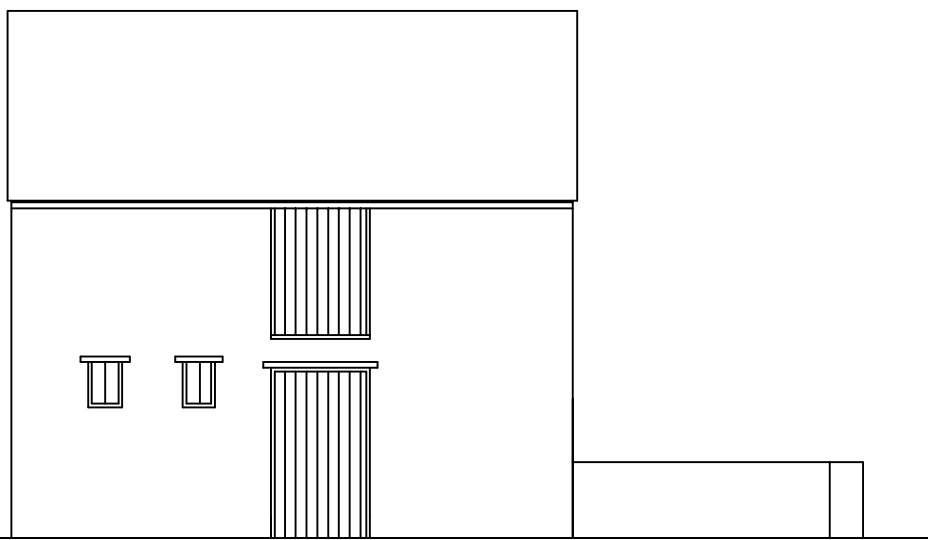
Proposed Side Elevation. 1:100.



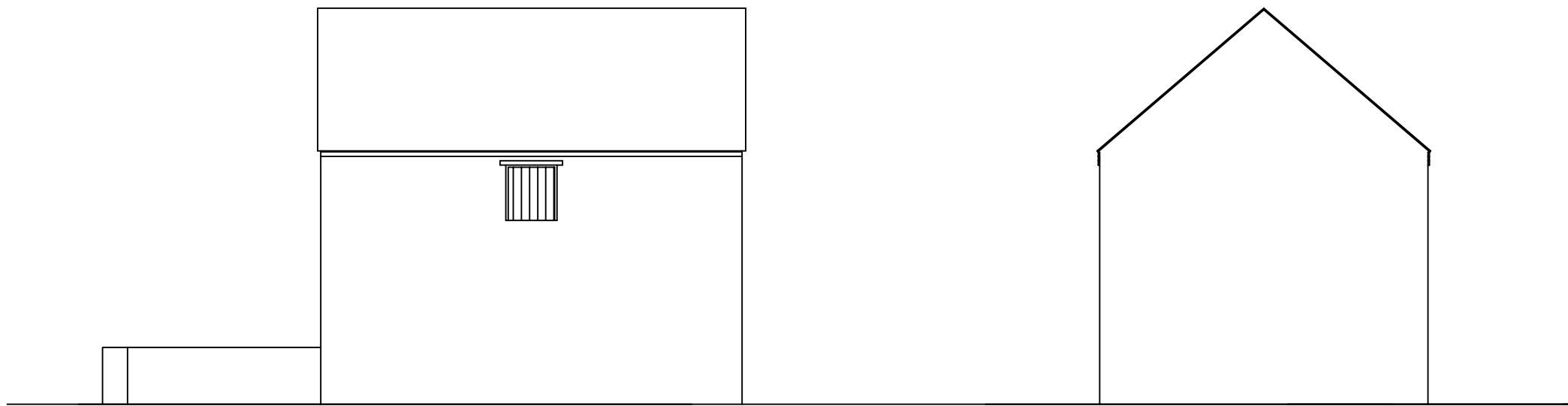
Proposed Section. 1:100.



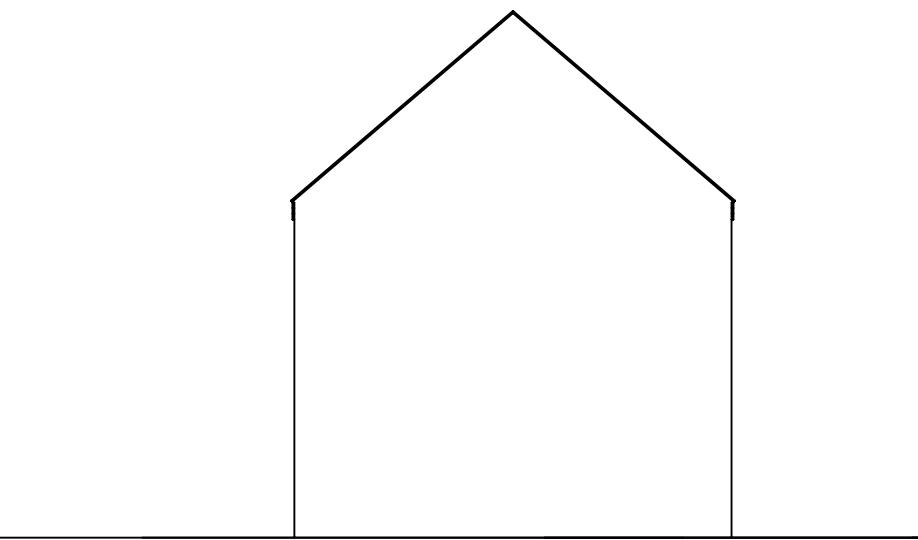
Existing Side Elevation. 1:100.



Existing Rear Elevation. 1:100.



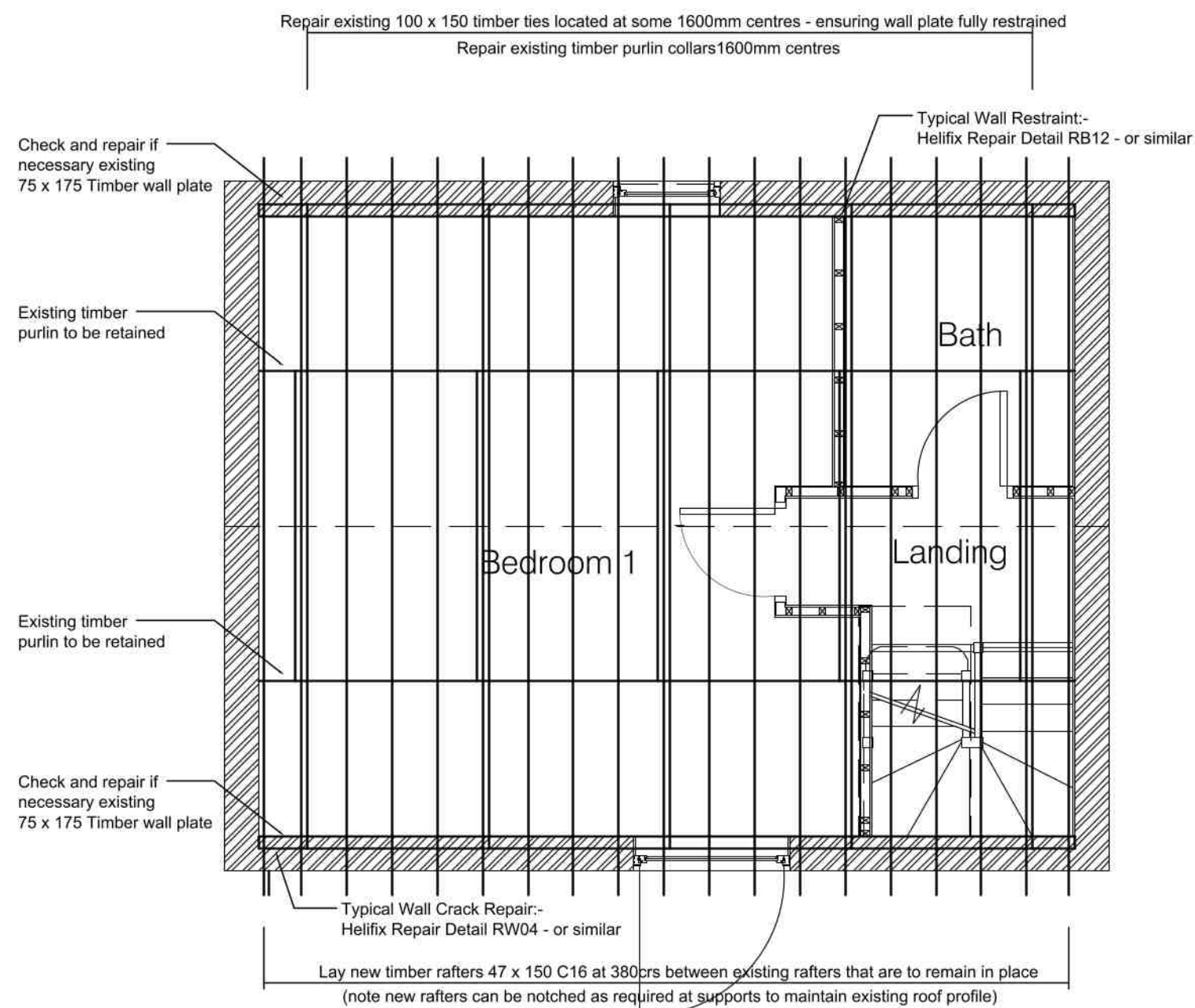
Existing Front Elevation. 1:100.



Existing Side Elevation. 1:100.

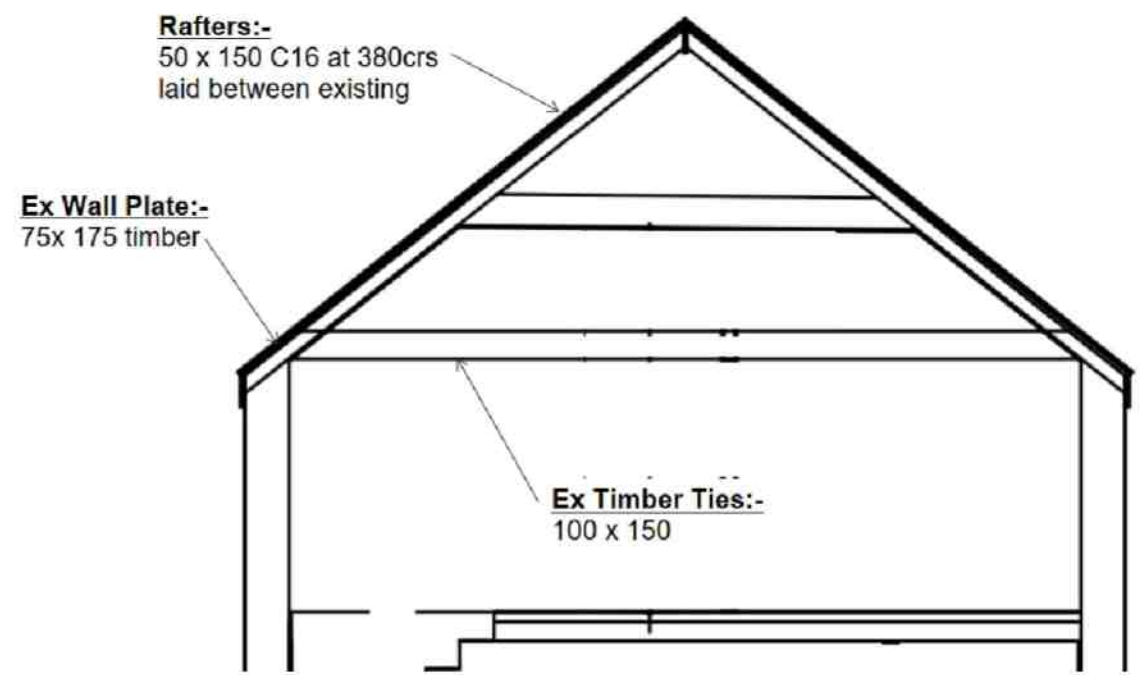
Any revisions to the plans or separate specification can only be carried out by JK Architecture



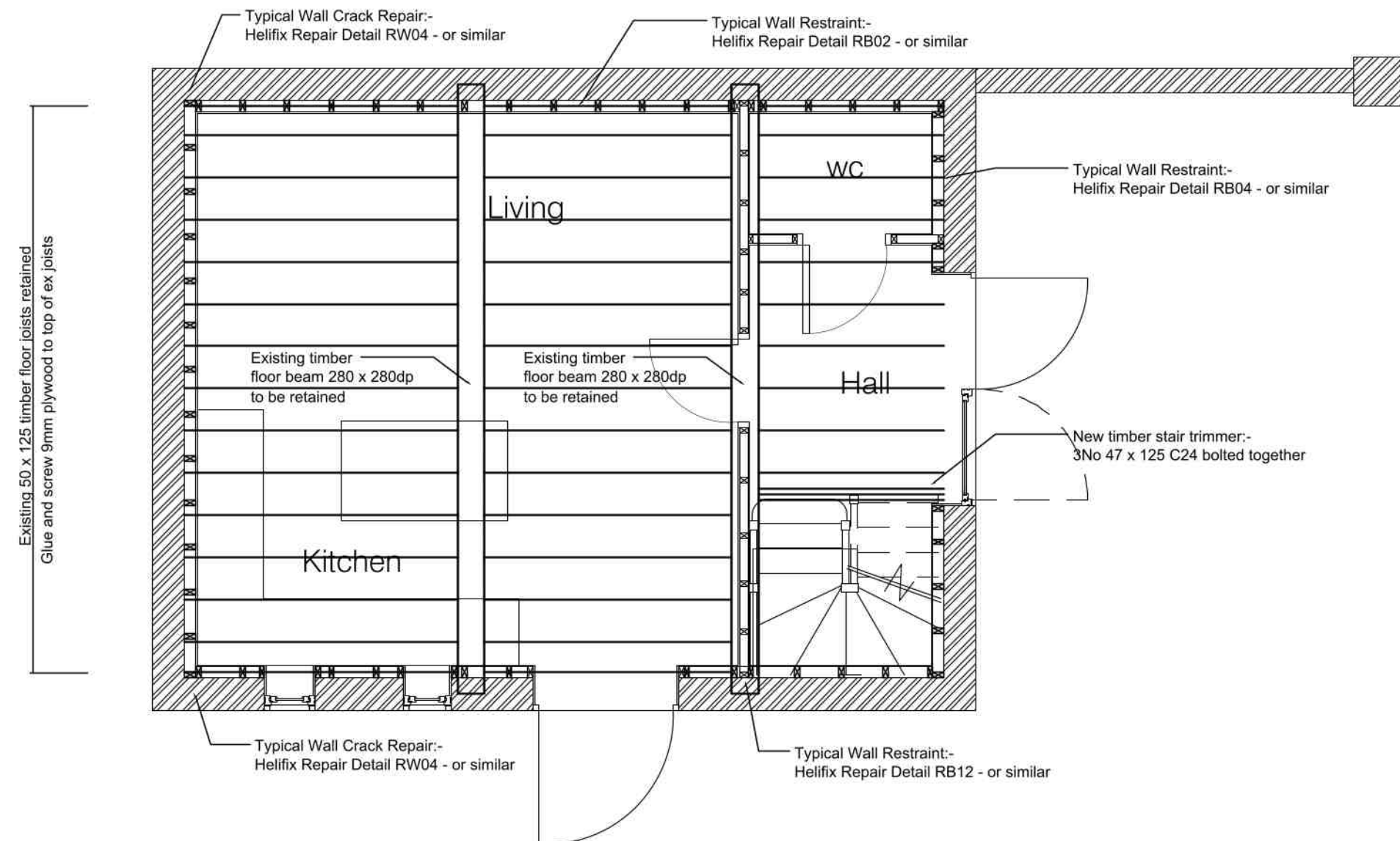


### Roof Framing Plan.

Setting out to be confirmed by others prior to construction.

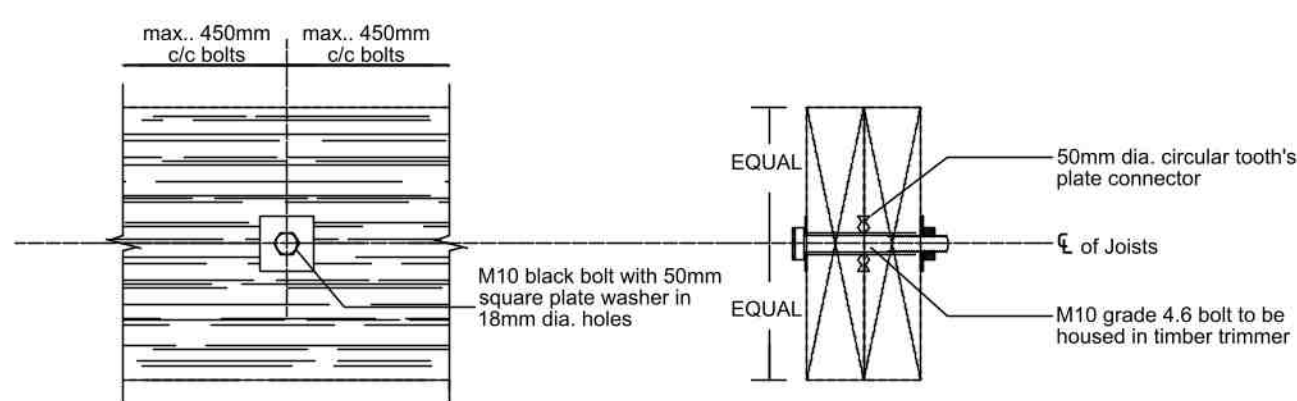


### Typical Section thro Roof.

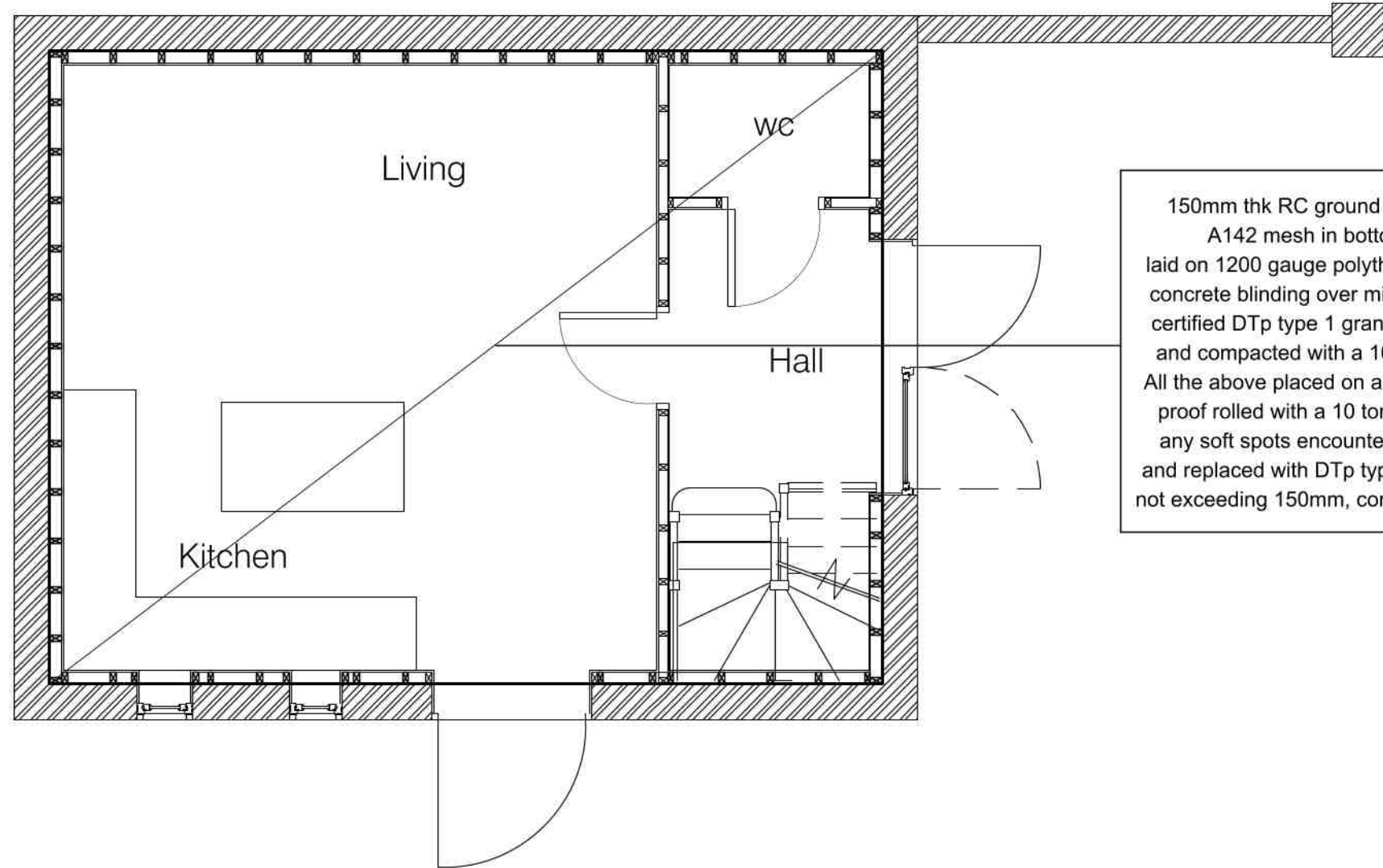


### First Floor Framing Plan.

Setting out to be confirmed by others prior to construction.



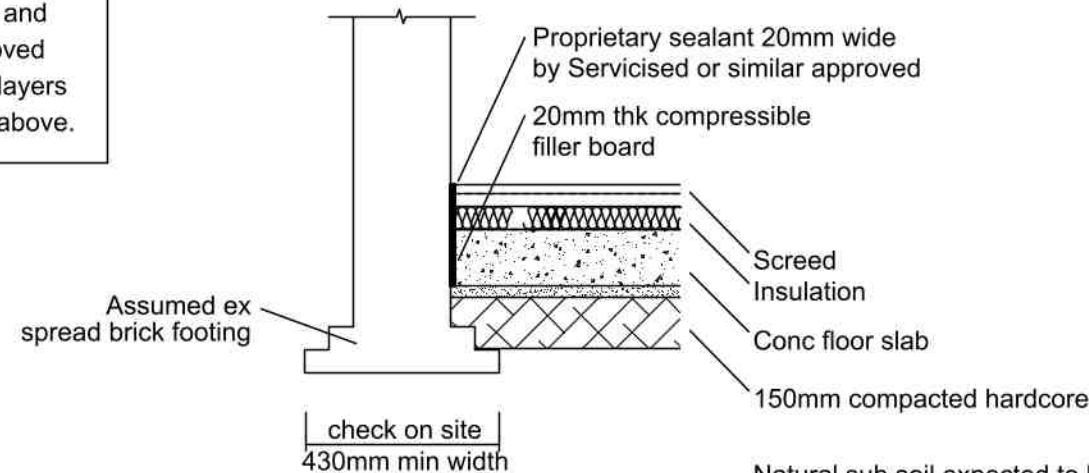
### Typical New Joist Bolting Detail.



### Ground Floor Framing Plan.

Setting out to be confirmed by others prior to construction.

150mm thk RC ground floor slab with 1 layer A142 mesh in bottom (40mm cover) laid on 1200 gauge polythene DPM on 50mm thk concrete blinding over min. 150mm thk imported certified DTp type 1 granular fill material, placed and compacted with a 10 tonne vibrating roller. All the above placed on approved formation level, proof rolled with a 10 tonne vibrating roller and any soft spots encountered are to be removed and replaced with DTp type 1 fill material in layers not exceeding 150mm, compacted as noted above.



### Ex Foundation/Ground Floor Detail. [1:25]

Natural sub soil expected to be sand and gravel with a minimum allowable bearing pressure of 100 kN/m2 below topsoil - to be confirmed from site

### CONTRACTORS NOTES:

- All dimensions are shown in mm. Working dimensions to be checked on site prior to construction.
- This drawing must be read in conjunction with all relevant Clients drawings, details and specifications.
- The Contractor is to be responsible for following aspects of the works -  
- for complying with the CDM regulations at all times.  
- location of existing services within the works area.  
- **STABILITY OF THE STRUCTURE AND ADJACENT STRUCTURES THROUGHOUT THE WORKS.**

### PROJECT NOTES:

All setting out to Architects details.

Stairs including Lands to Architects details.

### TIMBER FLOOR CONSTRUCTION NOTES.

- All structural timber members to be of minimum size as shown on the detail drawings. Sizes shown are nominal timber sizes except as noted on the drawings and will be subject to reductions in finished size to b.s.4471
- Timber joists shall have minimum bearings of 100mm on masonry and 75mm on timber plates except as noted on the drawings.
- All members supported on proprietary hangers shall be accurately cut to provide a full contact with the base of the hanger and shall be fixed in accordance with the hanger manufacturers instructions. Joists shall be rebated to lie flush with underside of hangers.

### Ground Floor Construction Notes.

- for setting out information refer to architects plans.
- the groundworker shall protect the formation from degradation due to ground water or instability.
- concrete for ground floor slab to be a Gen 1 mix for a class 1 sulphate condition in accordance with BRE digest 363. Subject to site investigation

### Remedial and Brickwork Repairs.

- Refer to Helifix specification and details for remedial works.
- All Helifix remedial works to be strictly in accordance with their specification.

