

DEVELOPMENT MANAGEMENT COMMITTEE 15th December 2025

Case No: 25/00885/LBC

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: 12th June 2025

Parish: Brampton

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 also details works which require planning permission and which are the subject of a separate application (25/00884/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. These applications follow earlier withdrawn applications ref numbers 24/01576/FUL & 24/01577/LBC for the same works. These were withdrawn as Officers considered that there was a lack of detail provided to make a thorough assessment.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 25th 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 17th 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 19th 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 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)

- LP2: Strategy for Development
- LP30: Biodiversity and Geodiversity
- LP34: Heritage Assets and their Settings

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

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 25/00884/FUL - 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 does 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.

Please note, consultations carried out on 25/00884/FUL were also carried out on this application, however, under a listed building consent application matters such as highway safety, contamination etc are not considered. Therefore, only those relevant to the consideration are detailed above.

6. REPRESENTATIONS

- 6.1 None received at the time of determination.

7. ASSESSMENT

7.1 The main issues to consider in the determination of this application are:

- Impact on Heritage Assets
- Biodiversity

Impact on heritage assets

7.2 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.

7.3 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.

7.4 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.

- 7.5 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. Works requiring planning permission are considered in the accompanying 25/00884/FUL application. The application is accompanied by a Design, Access and Heritage Statement and HDC's Conservation Team have been consulted.
- 7.6 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.
 - Roof inspection and repairs. There is no indication that a detailed roof survey has been conducted to identify defects. It is unclear what works will be required to the roof. The drawing submitted in September 2025 suggest that each rafter will be doubled up with new laid between existing. There are concerns that the roof will need to be stripped (no details) and no details of how this will be insulated.

- 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 – no specific details of these works have been provided.
- 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).
- Constructional calculations are unclear. Appropriate scaled drawings have not been provided. Details appear to suggest the insertion of additional new rafters into the roof – this would necessitate the stripping and relaying of the roof these works are not indicated on the drawings.
- Document (originally submitted) suggests that a ply membrane will be glued and screwed atop the existing floor joists. Detail provided in September 2025 show this, but it is not to scale and there are no details as to if the existing floorboards are to be retained. There is concern that given the inaccurate measurements that the eaves ties may not be sufficiently above finished floor level to

allow unrestricted access. Further justification for these works is required.

- Indicative drawings have been provided (not to scale) regarding the foundations of the building. There is no way to understand the impact on the levels within the building. Annotations suggest that the floor will be reinforced concrete with a polythene damp proof membrane. This will then force any damp up the walls of the building as no damp proof course has been proposed. Neither of these systems are appropriate for a listed building. Evidence provided in September 2025 indicates that the entire structure will be dry lined. No details of any insulation is provided. These works would fundamentally undermine the character of the building.
- No details of the proposed new ceiling. Where it would be, what is proposed and impact on beams.
- Unclear if the first-floor structure is to be retained or replaced and if it could cope with the loading capacity for residential use or if historic downstand beams be retained.
- Unclear if the door to the hatch on the front elevation will be retained or lost.

7.7 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.

7.8 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). 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.

Biodiversity

7.9 Policy LP30 of the Local Plan requires a development to ensure no net loss of biodiversity and achieve a net gain where possible. 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 application stage and cannot be addressed by condition.

- 7.10 Overall, having regard to the above, Officers cannot be satisfied that the development would not have an impact on any protected or important species. It would therefore conflict with Policy LP30 of the Huntingdonshire Local Plan to 2036 and the provisions of Para.192 (b) of the NPPF (2024).

Conclusion

- 7.11 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). It further fails to consider the impacts on protected species contrary to Policy LP30 of Huntingdonshire's Local Plan to 2036 and the provisions of Para.192 (b) of the NPPF (2024).

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 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).
- 8.2 Insufficient information has been provided to allow Officers to assess implications on any protected or important species for which further mitigation or licensing may be required. It therefore conflicts with Policy LP30 of the Huntingdonshire Local Plan to 2036 and the provisions of Para.192 (b) of the NPPF (2024).

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CONTACT OFFICER:

Enquires about this report to **Kevin Simpson – Senior Development Management Officer -**
kevin.simpson@huntingdonshire.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 26 June 2025 16:06
To: DMAAdmin
Subject: Planning Application 25/00885/LBC 50 High Street Brampton

Good afternoon Kevin

Please see the response below for planning application 25/00885/LBC 50 High Street Brampton PE28 4TH

1. Planning Application: 25/00885/LBC – 50 High Street Brampton PE284TH 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

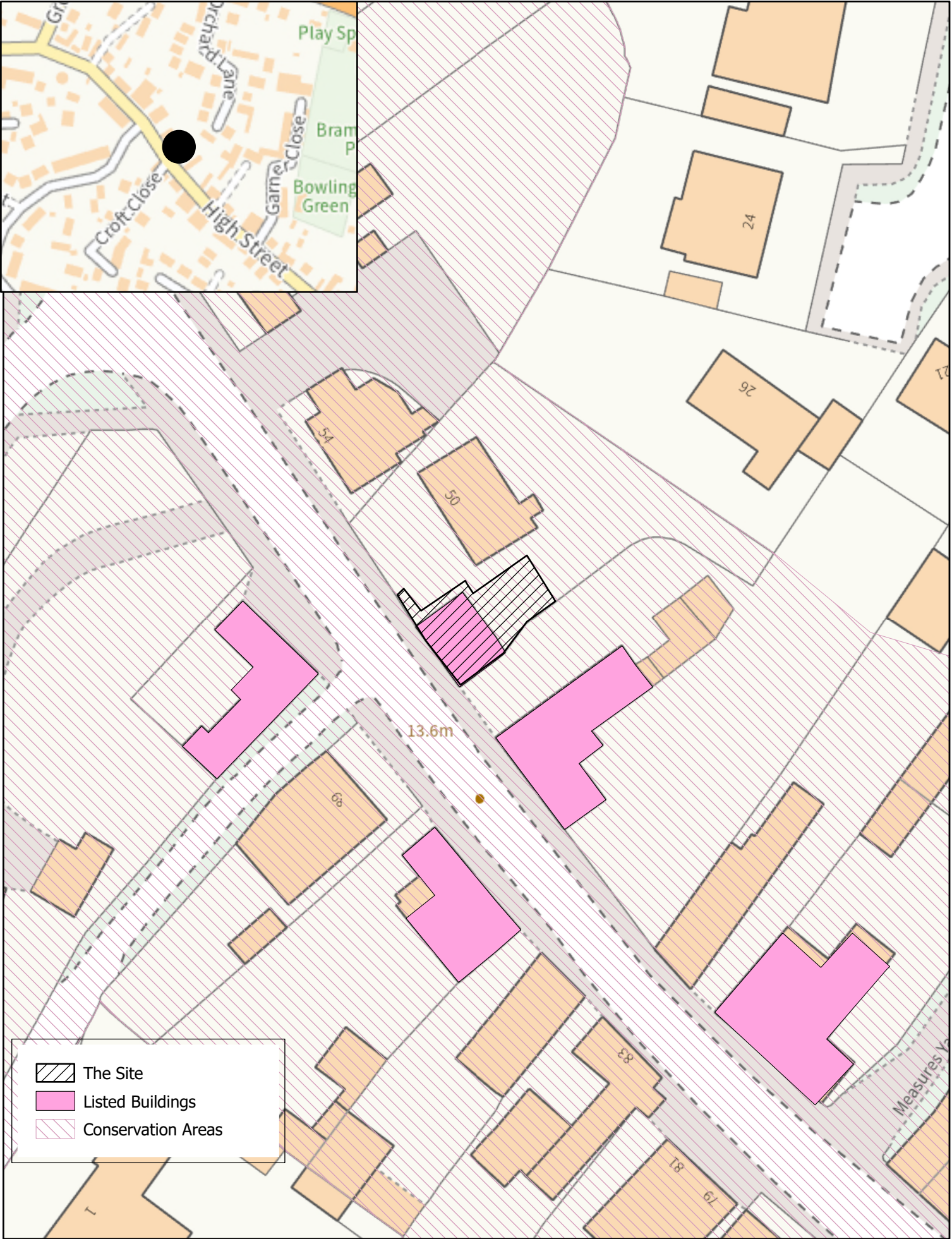
[REDACTED]
Assistant Clerk

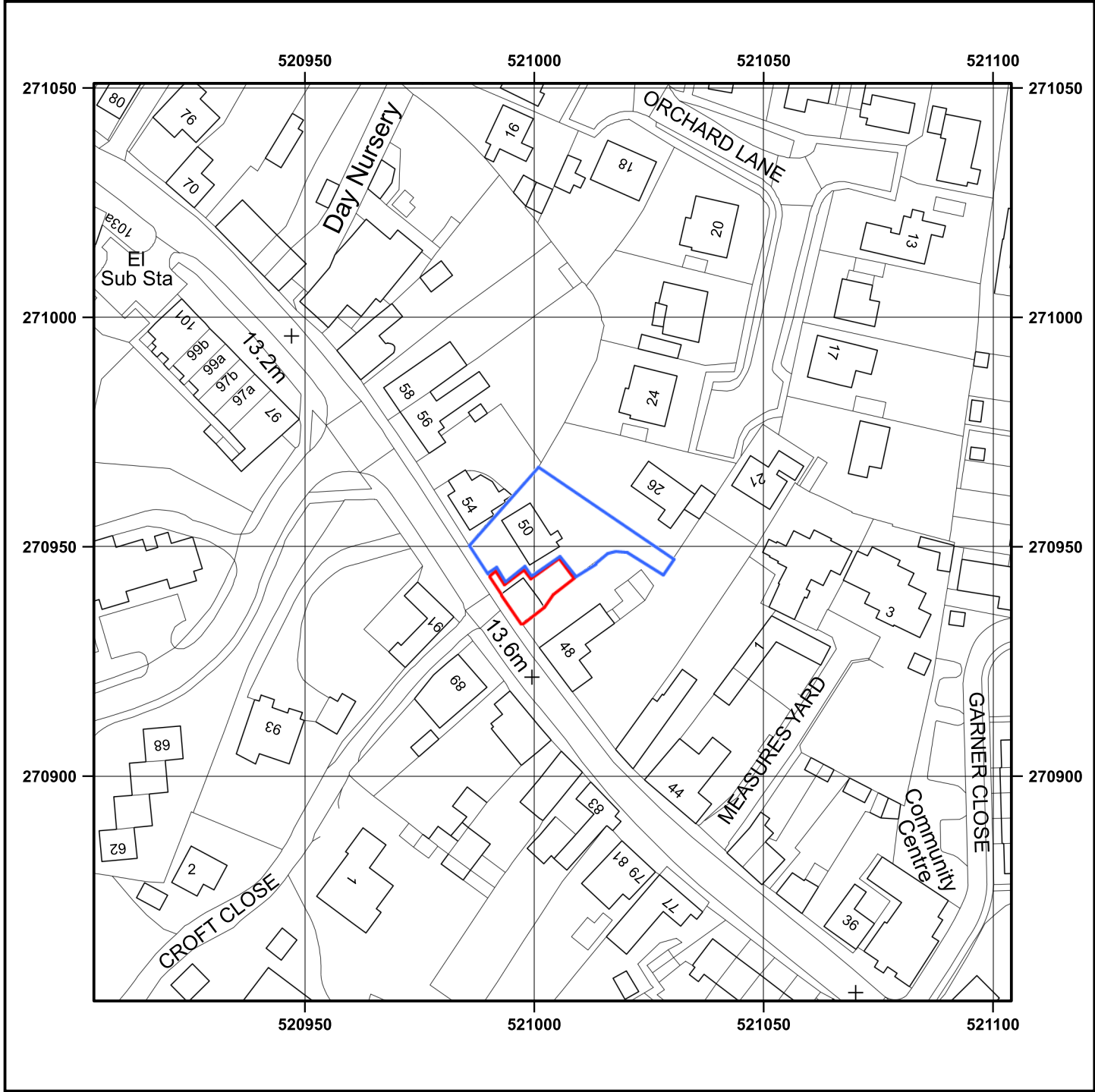
Correspondence address:

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

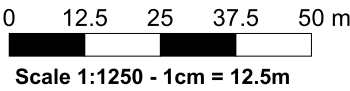
A copy of the privacy policy can be found on the website.

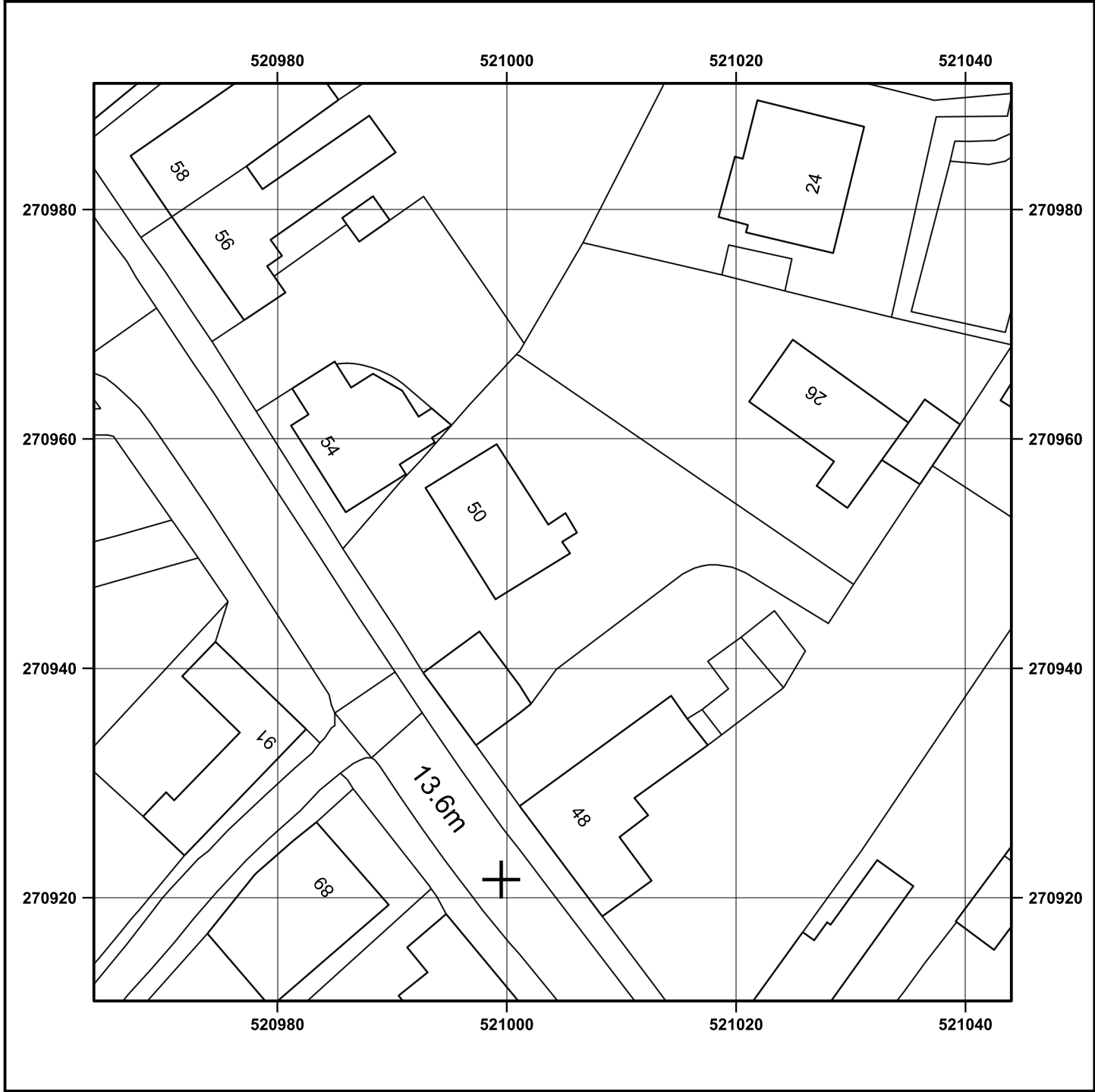
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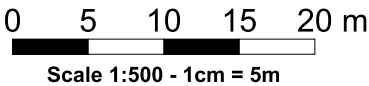


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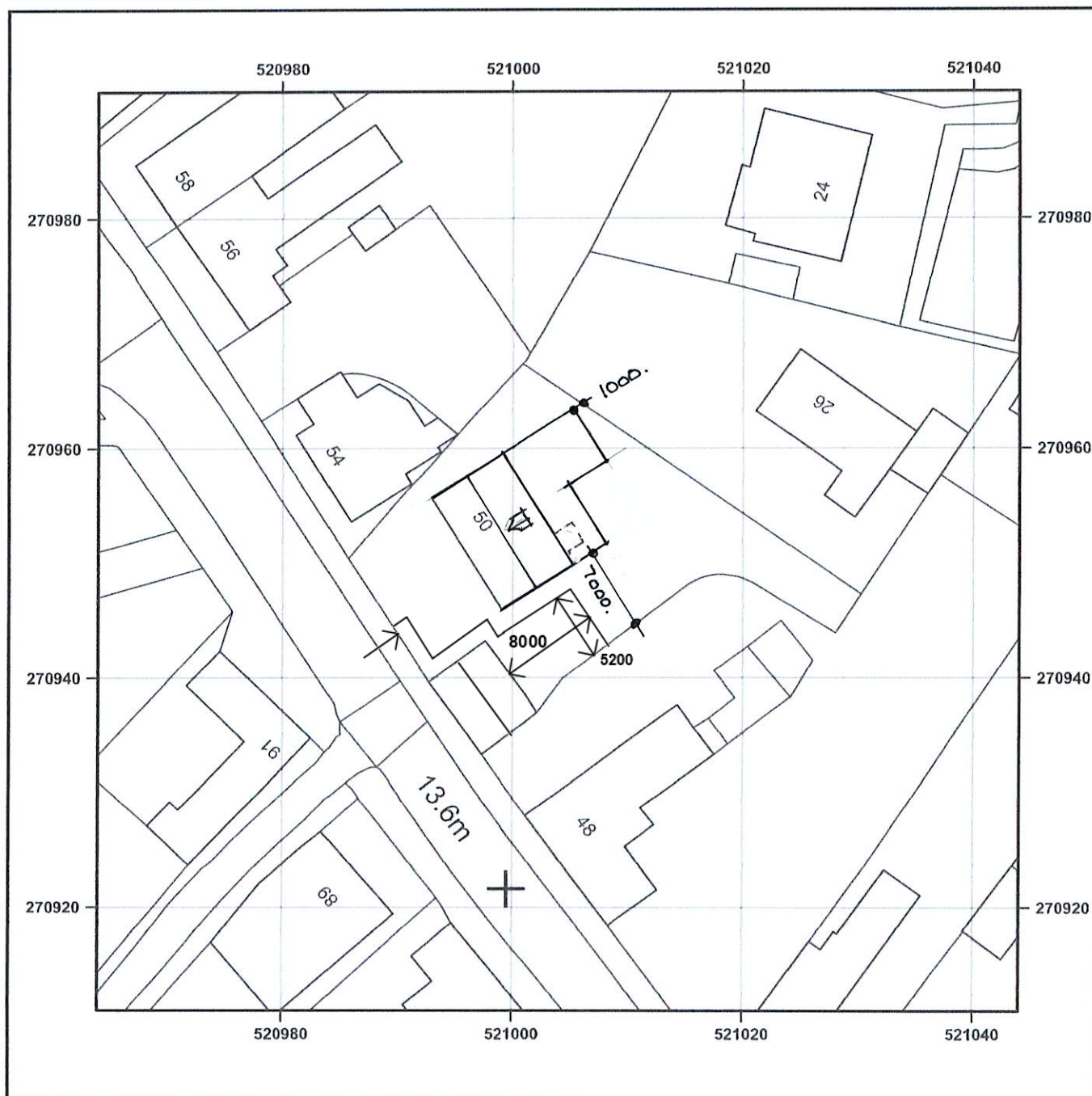




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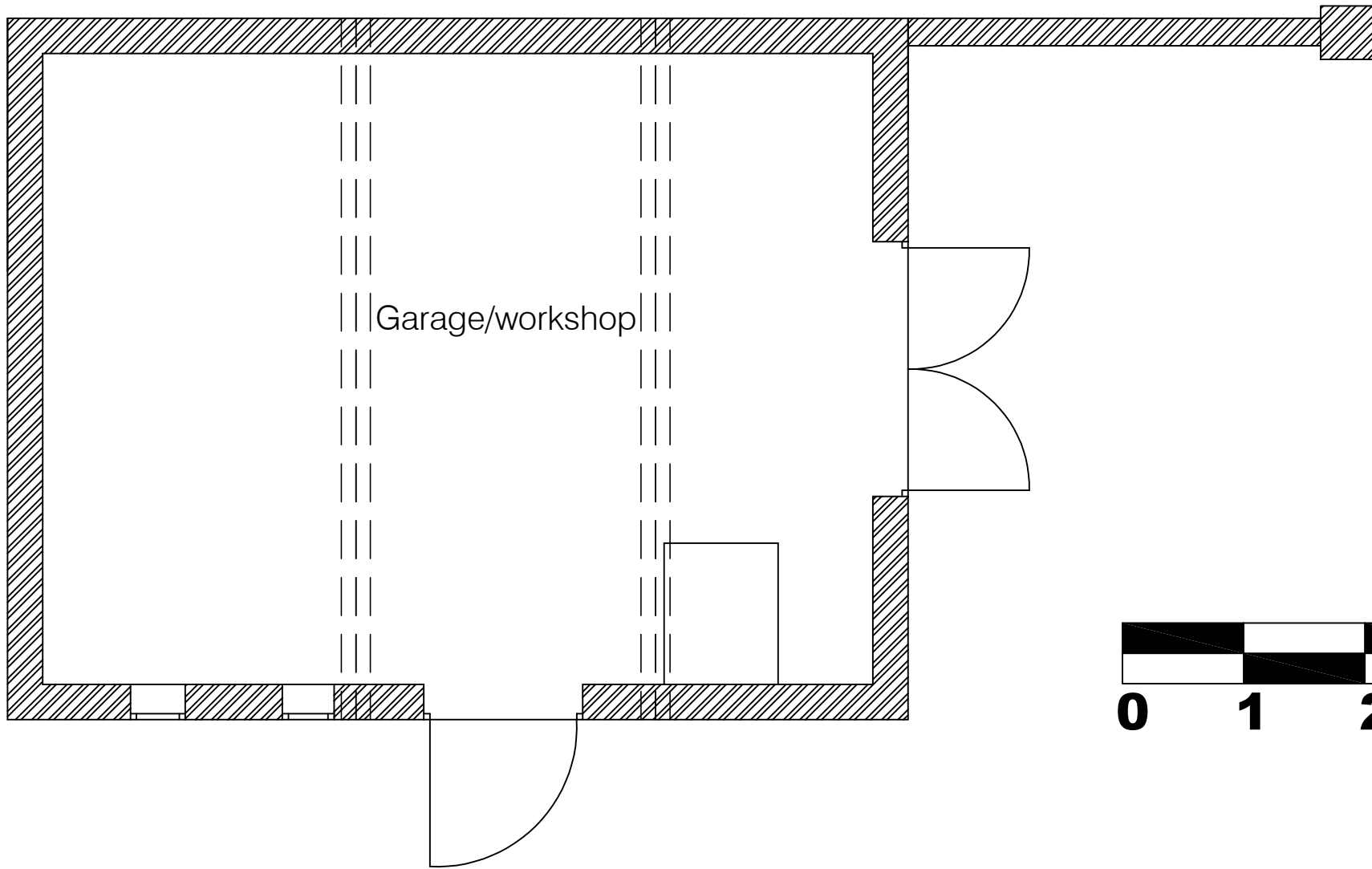


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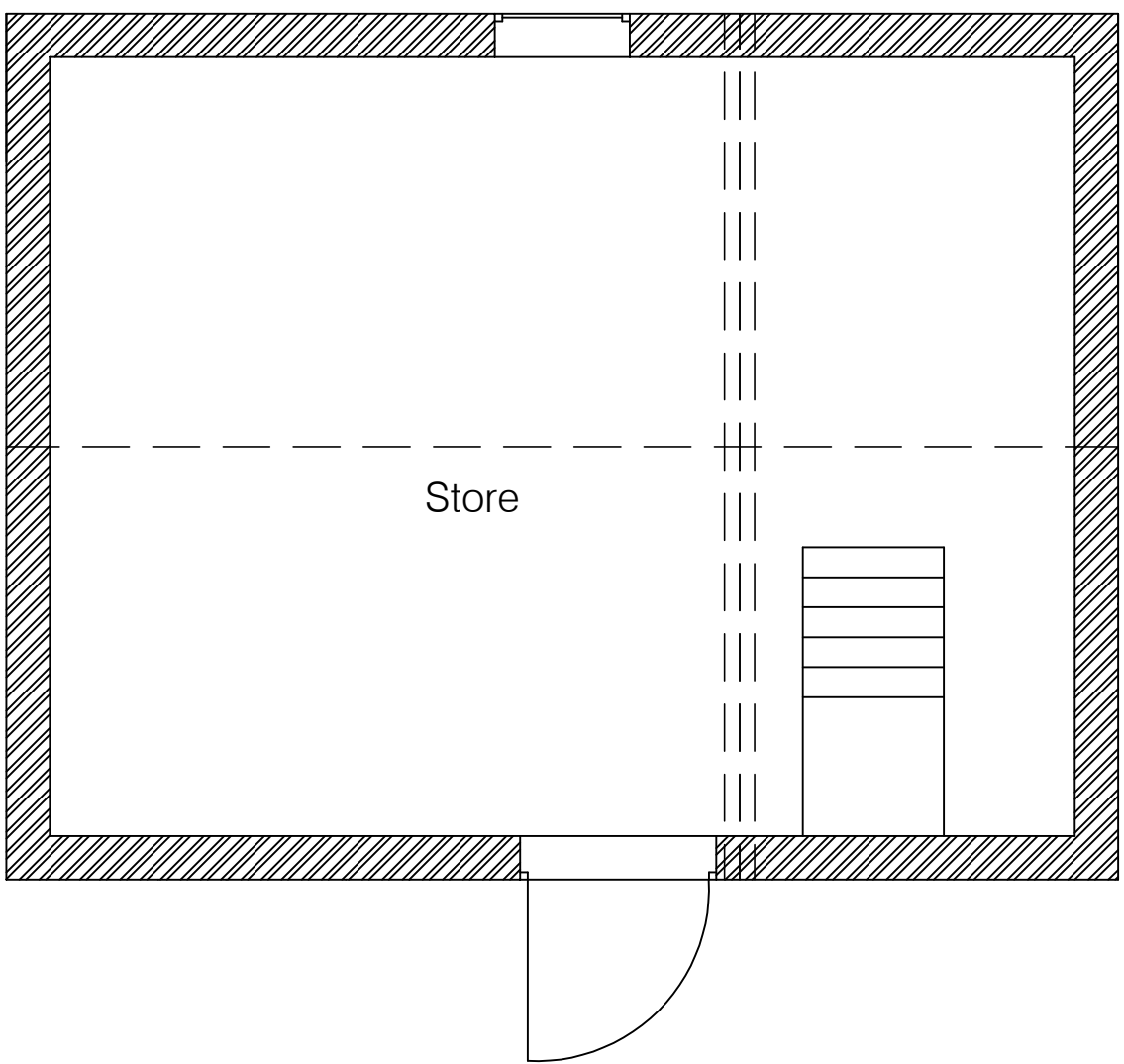
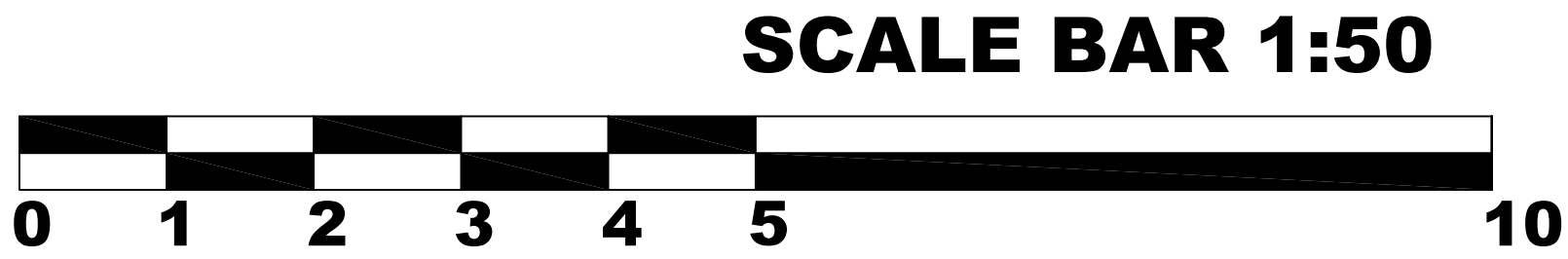


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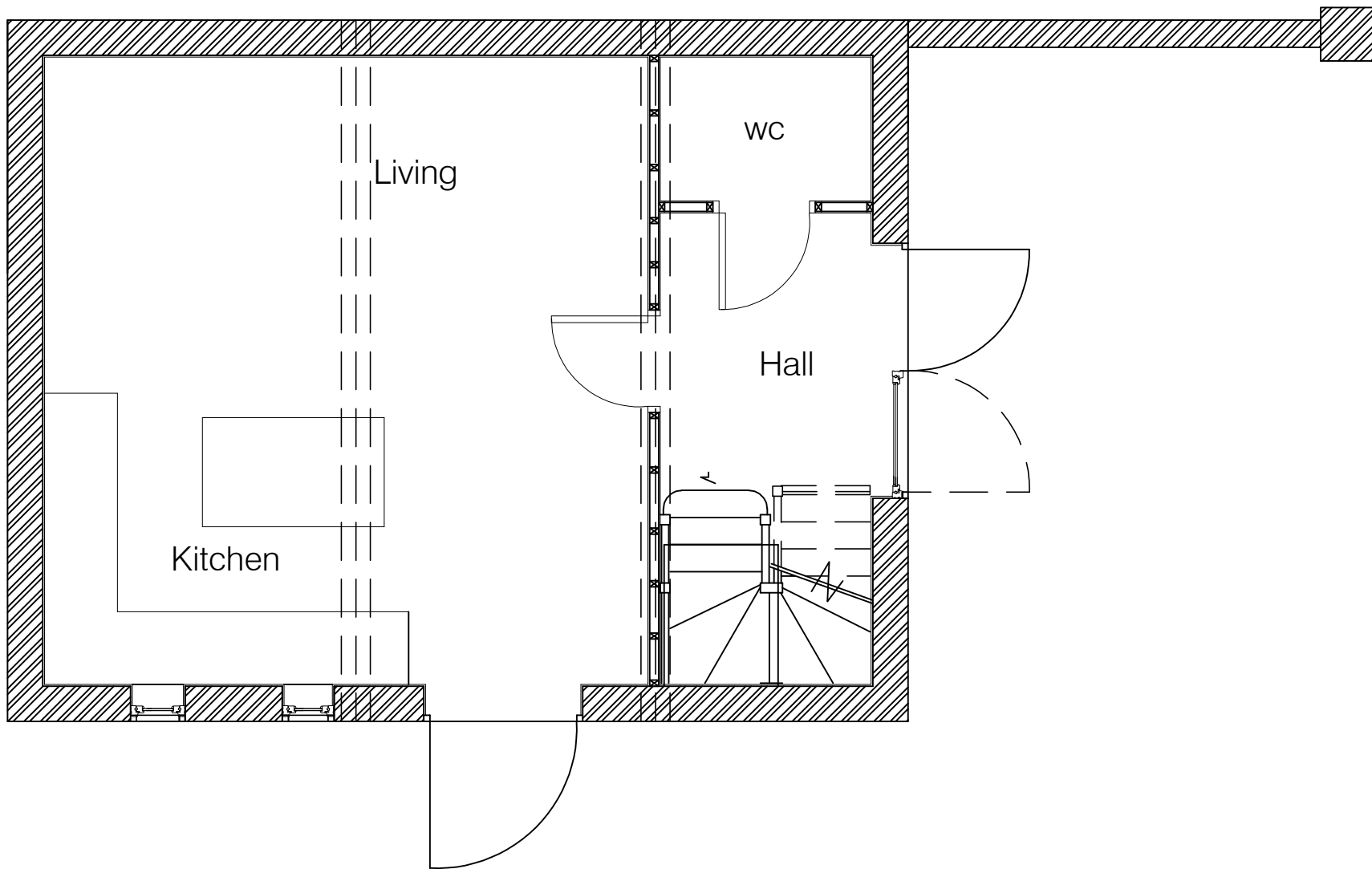
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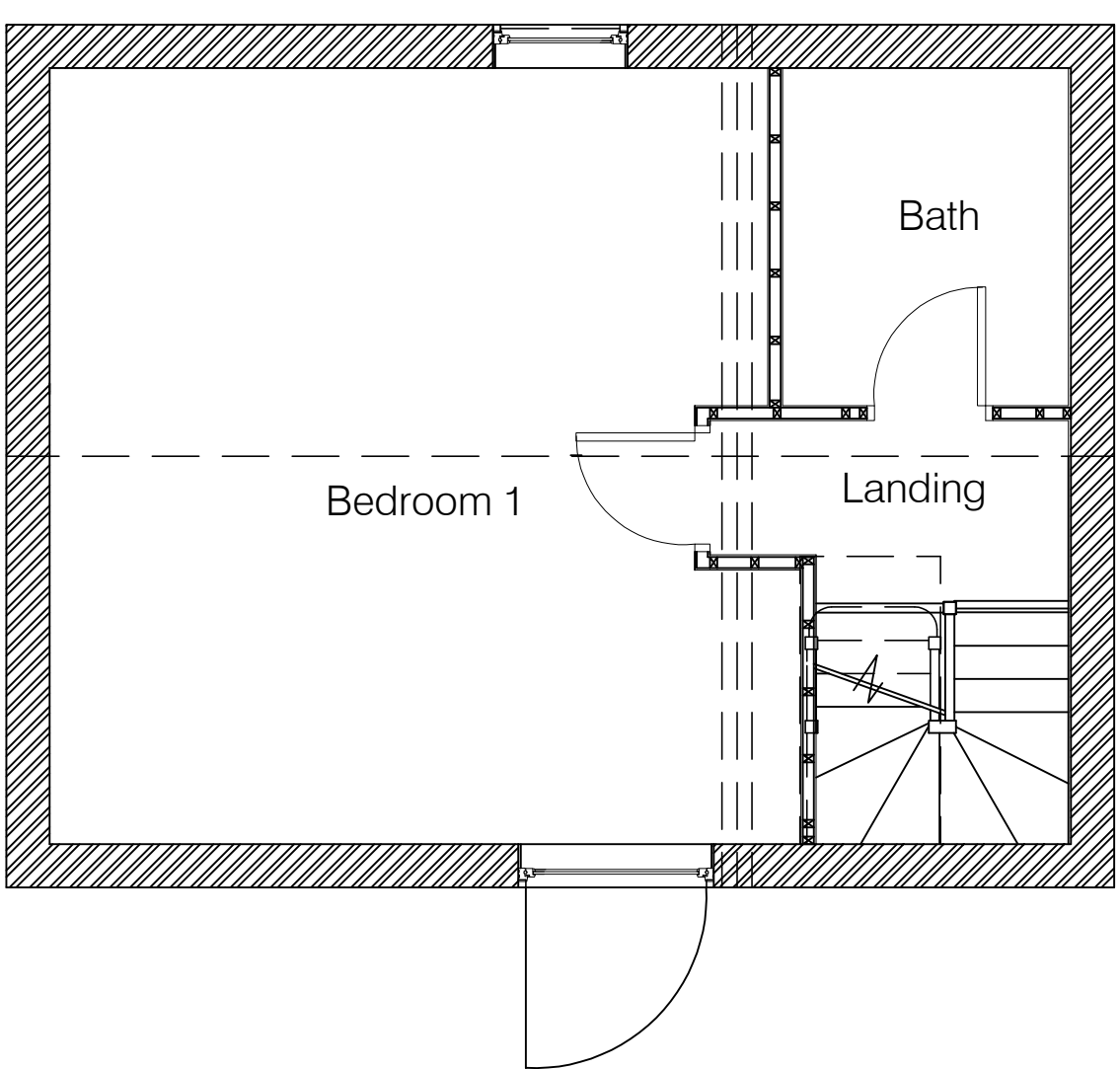
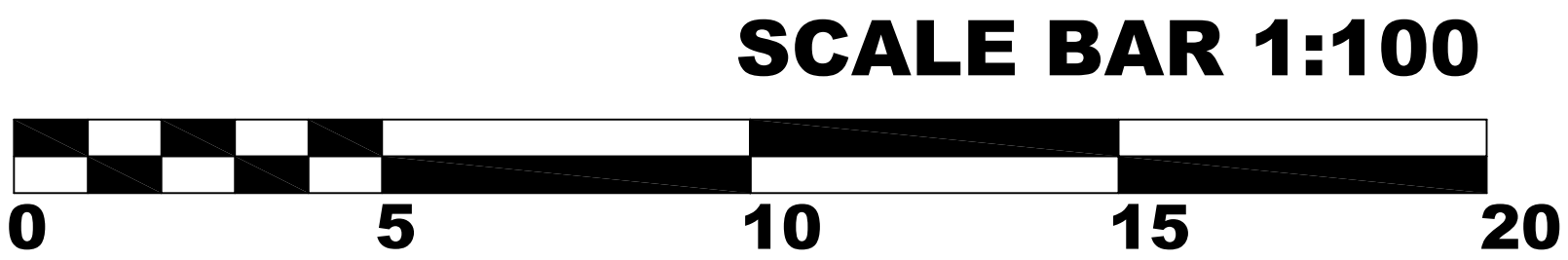
Existing Ground Floor Plan. 1:50.



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
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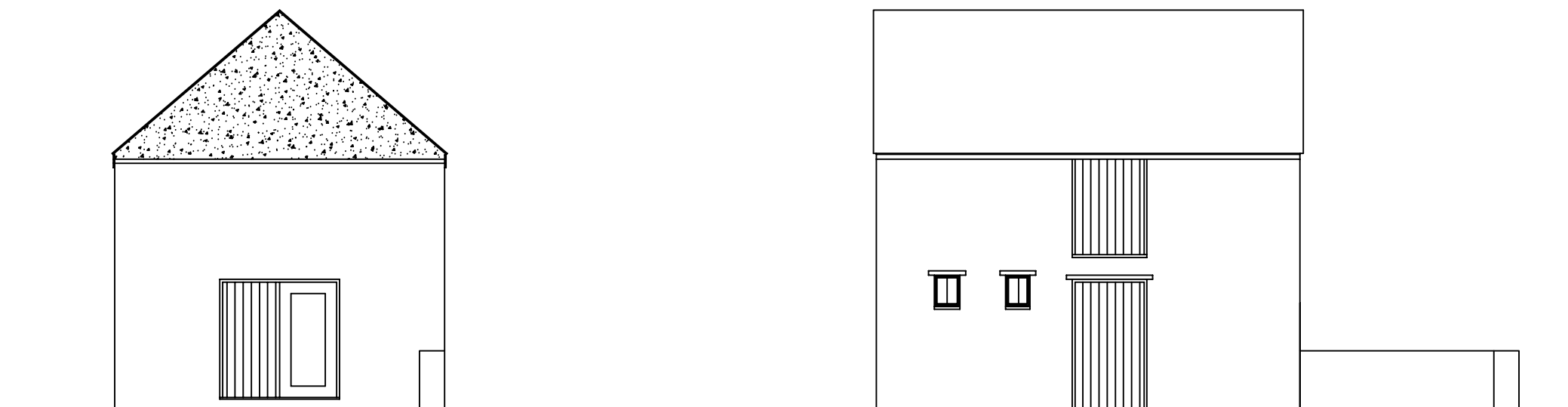
Client:
MR AND MRS LANCASTER

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

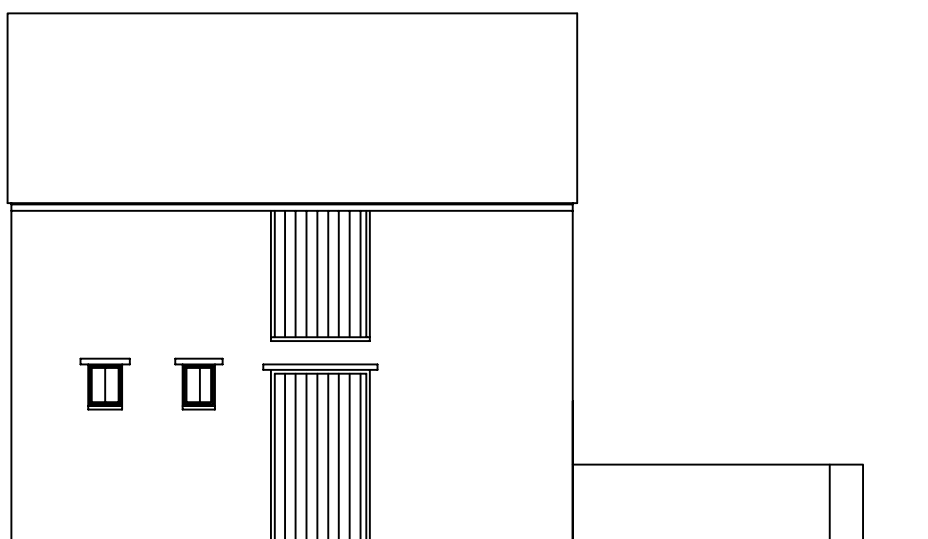
Drawing Title:
EXISTING AND PROPOSED.

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Project No: 3098	Drawing No: 101	Revision: D

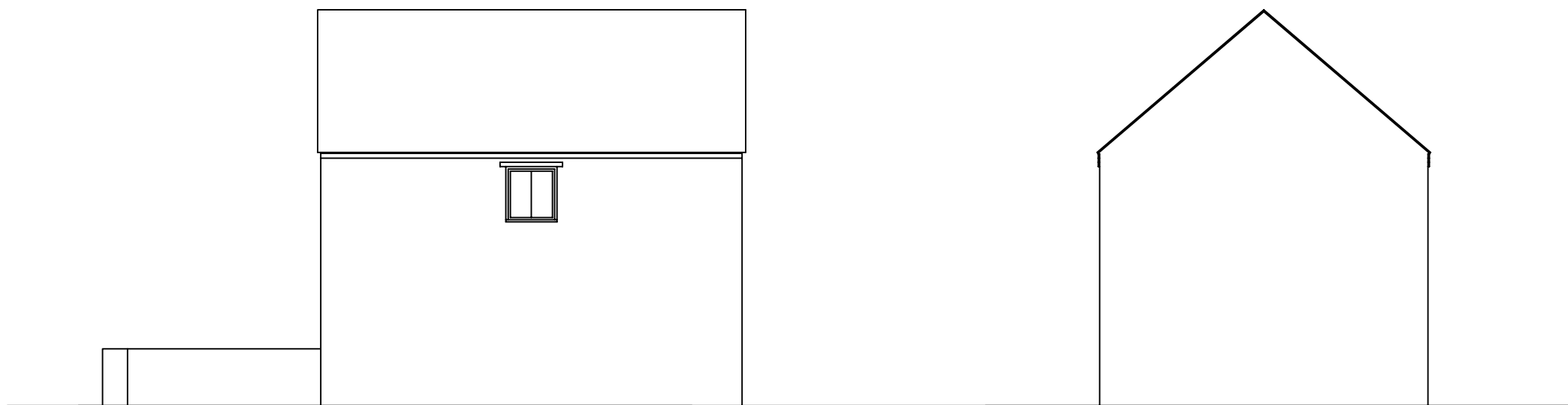
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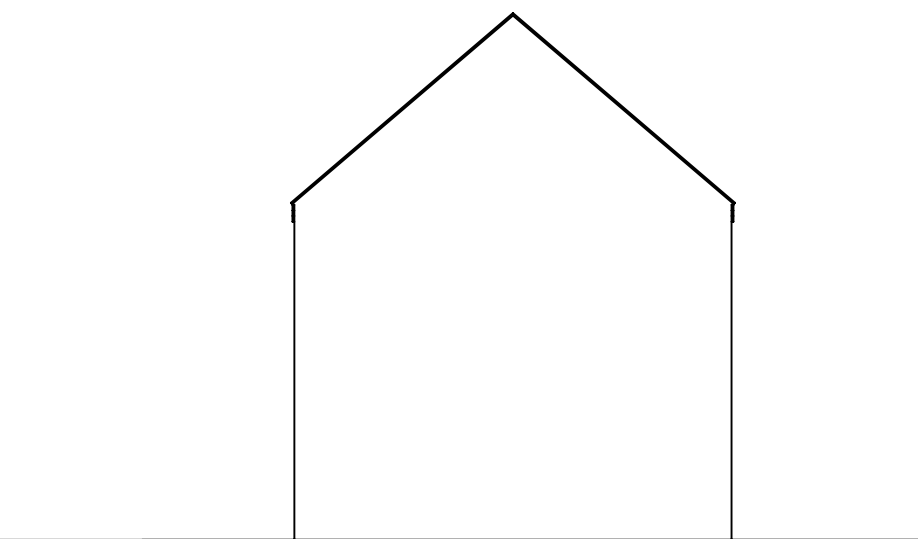
Proposed Side Elevation. 1:100.



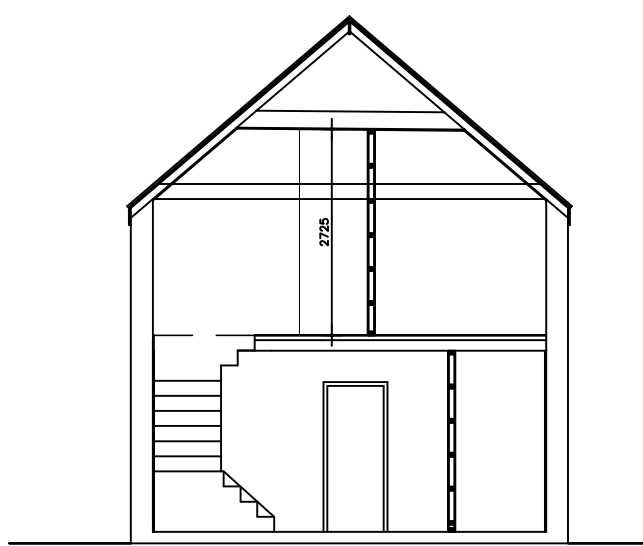
Proposed Rear Elevation. 1:100.



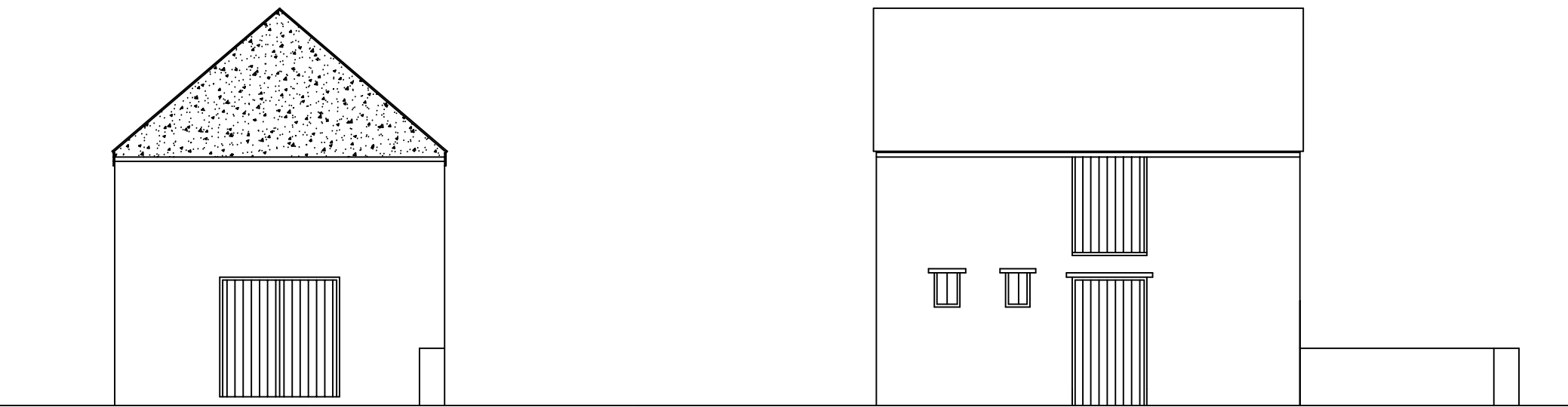
Proposed Front Elevation. 1:100.



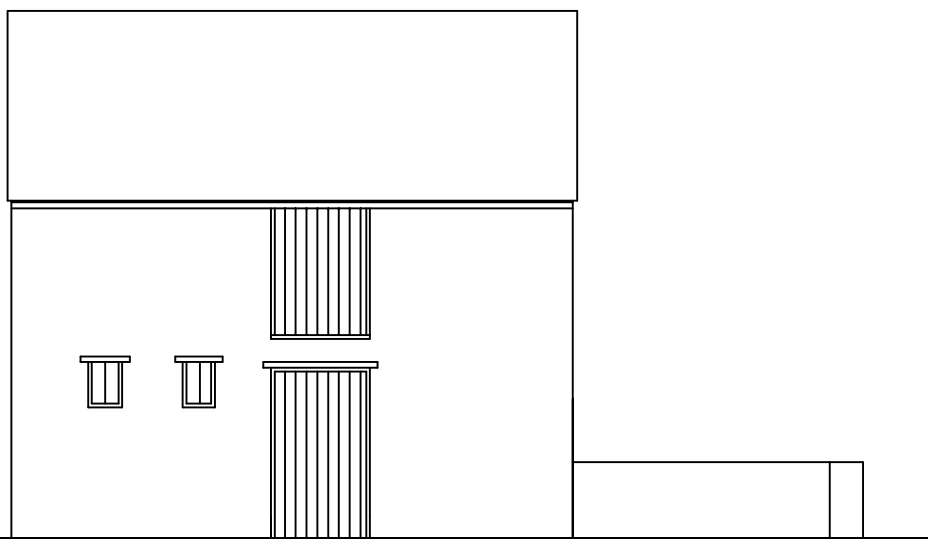
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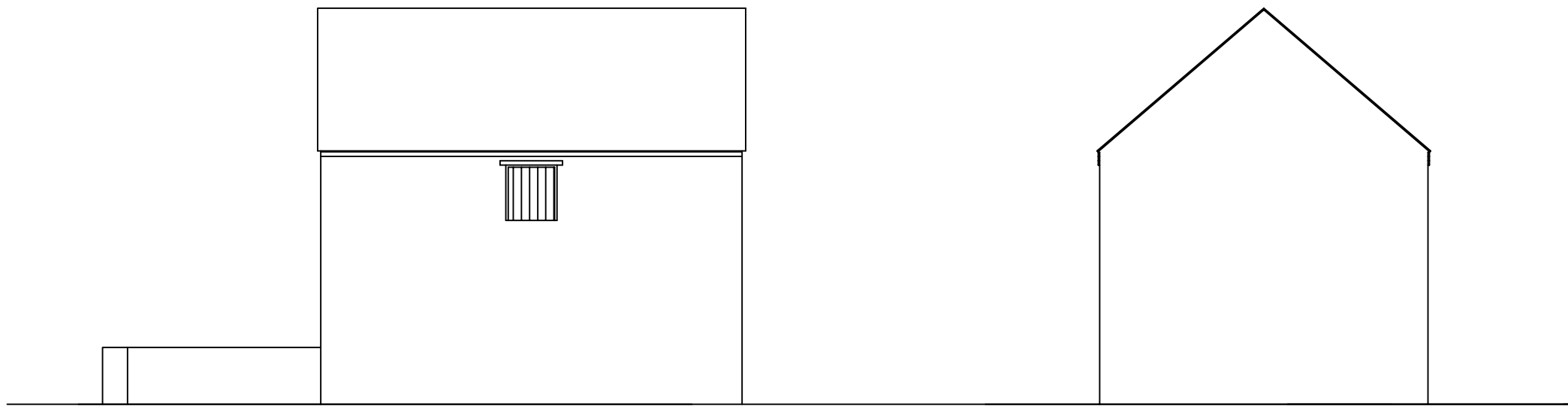
Proposed Section. 1:100.



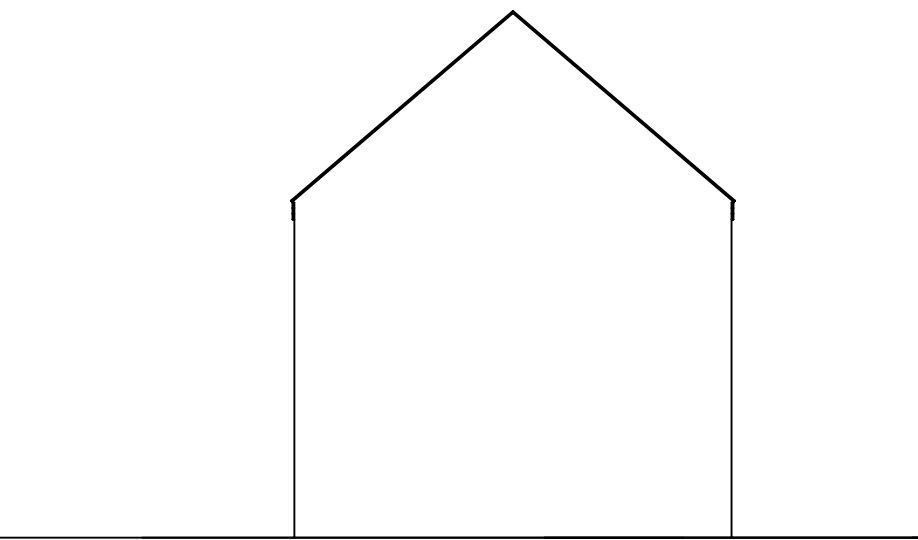
Existing Side Elevation. 1:100.



Existing Rear Elevation. 1:100.

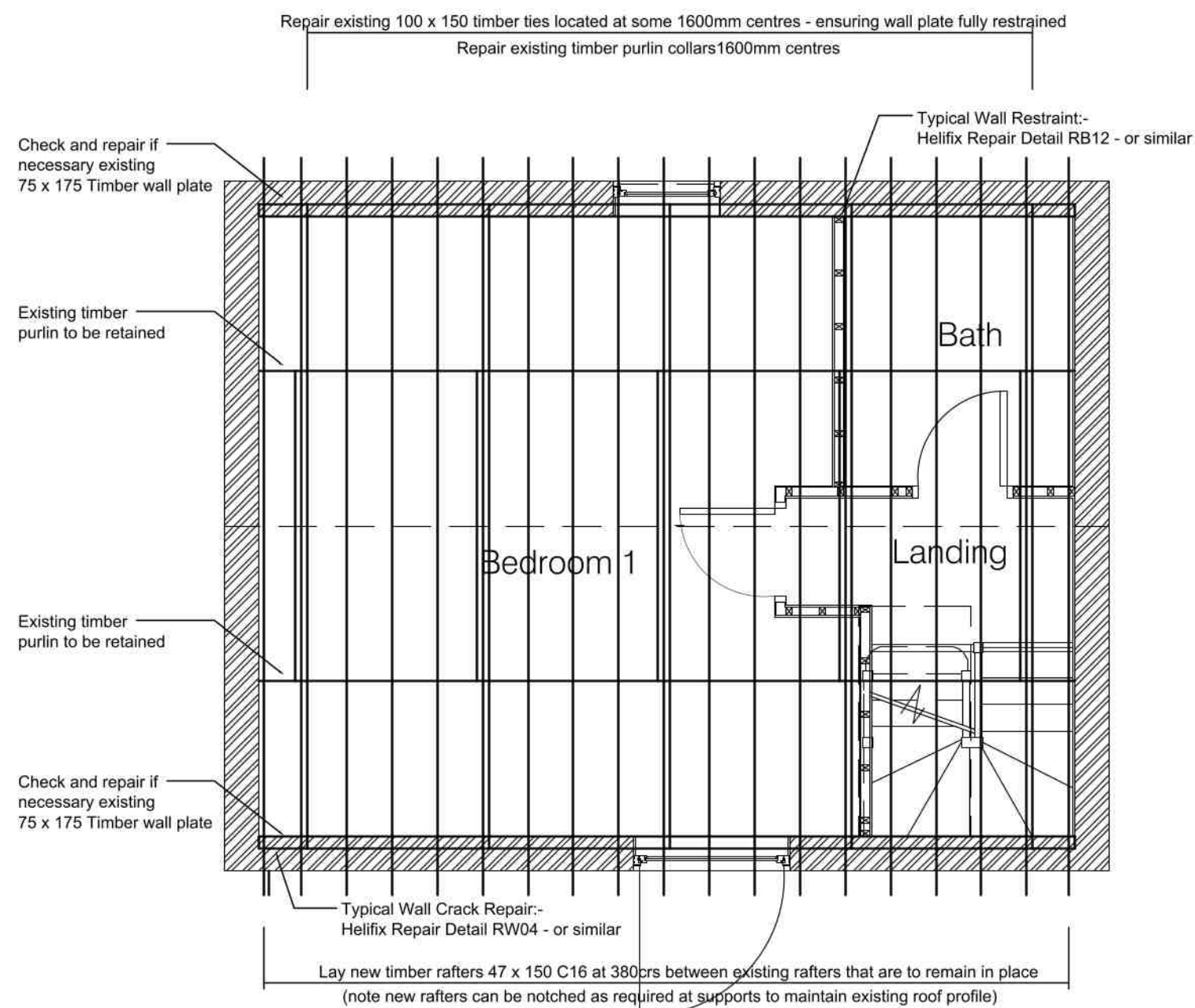


Existing Front Elevation. 1:100.



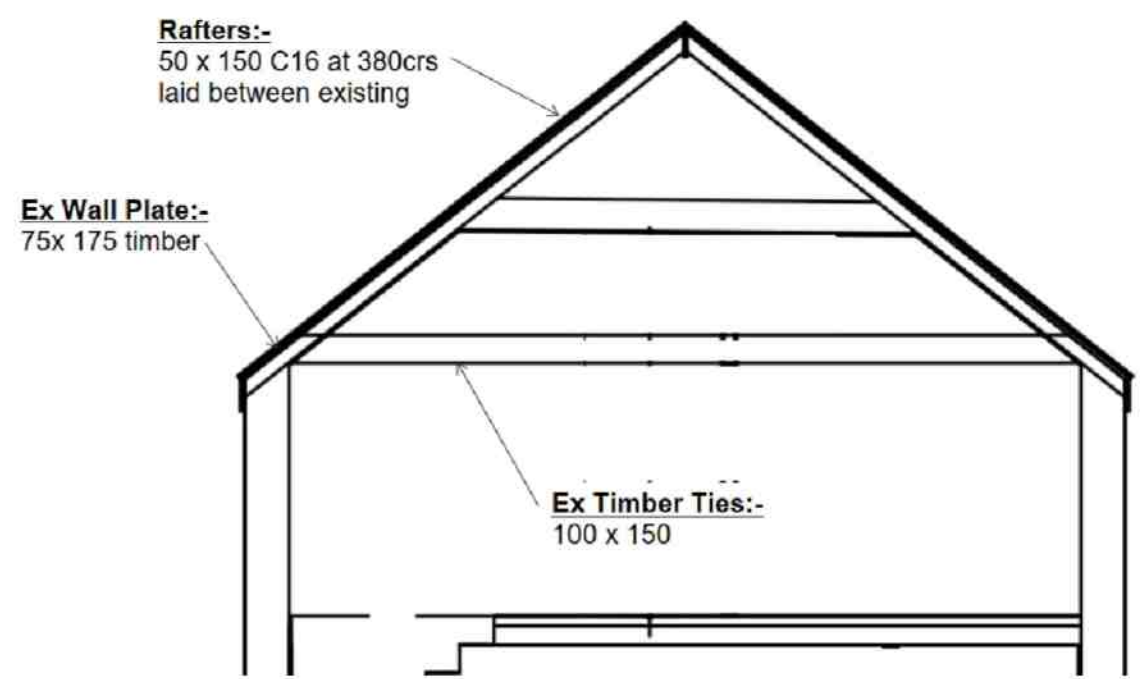
Existing Side Elevation. 1:100.

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

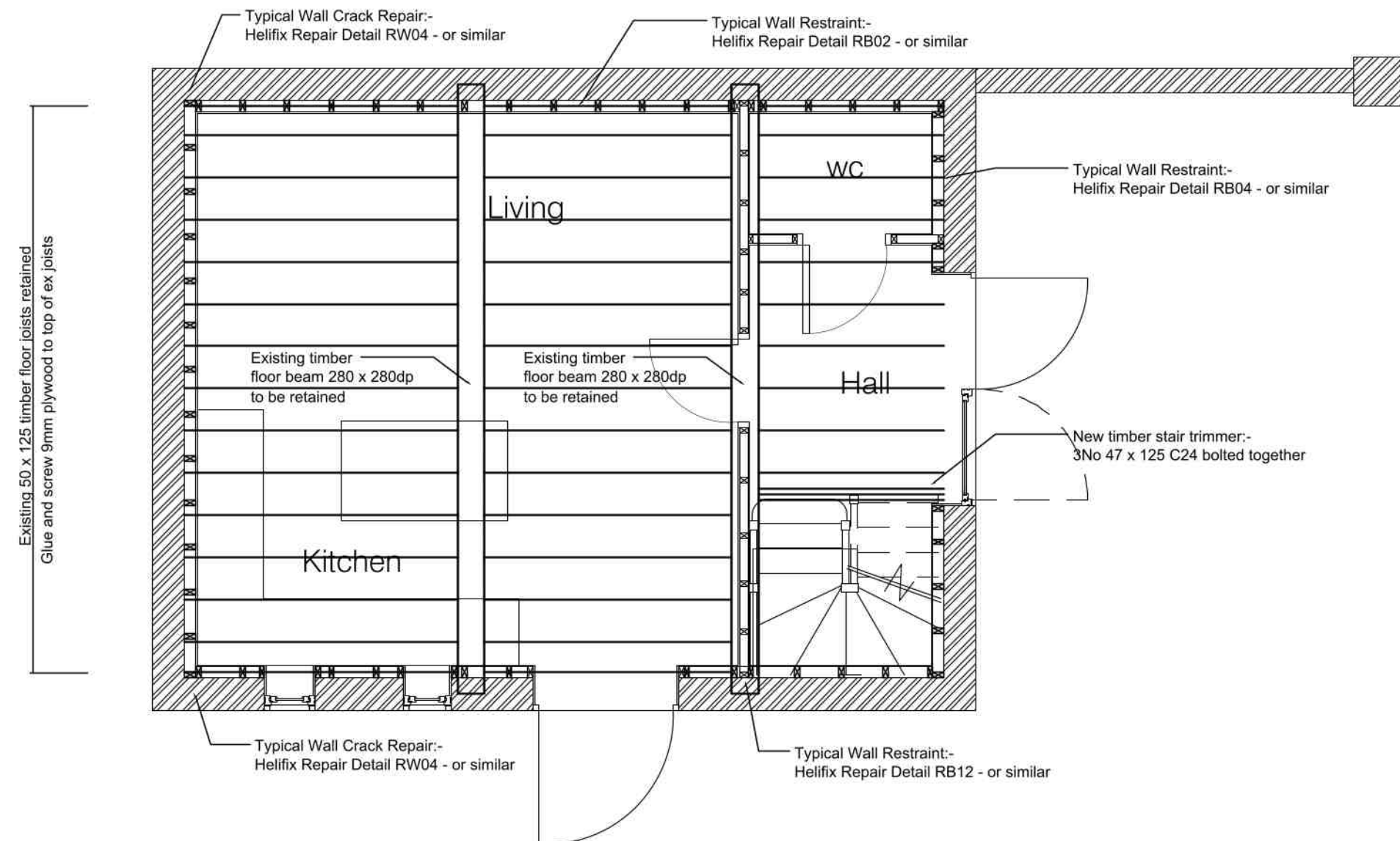


Roof Framing Plan.

Setting out to be confirmed by others prior to construction.

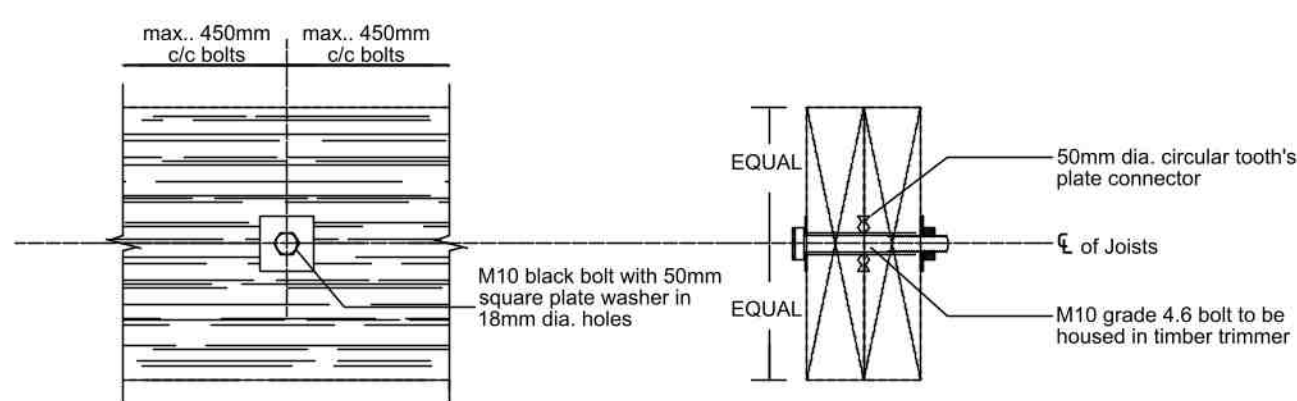


Typical Section thro Roof.

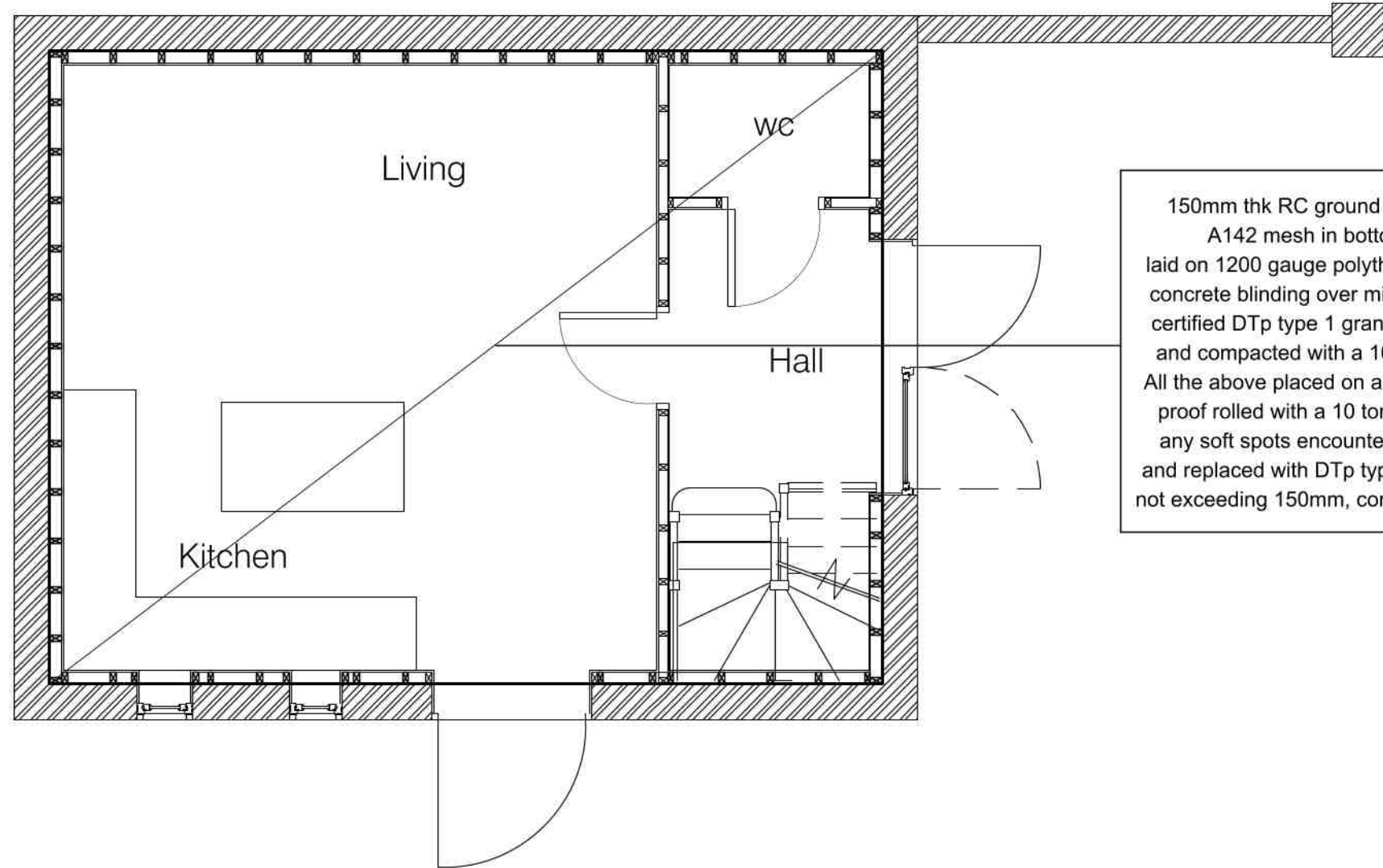


First Floor Framing Plan.

Setting out to be confirmed by others prior to construction.



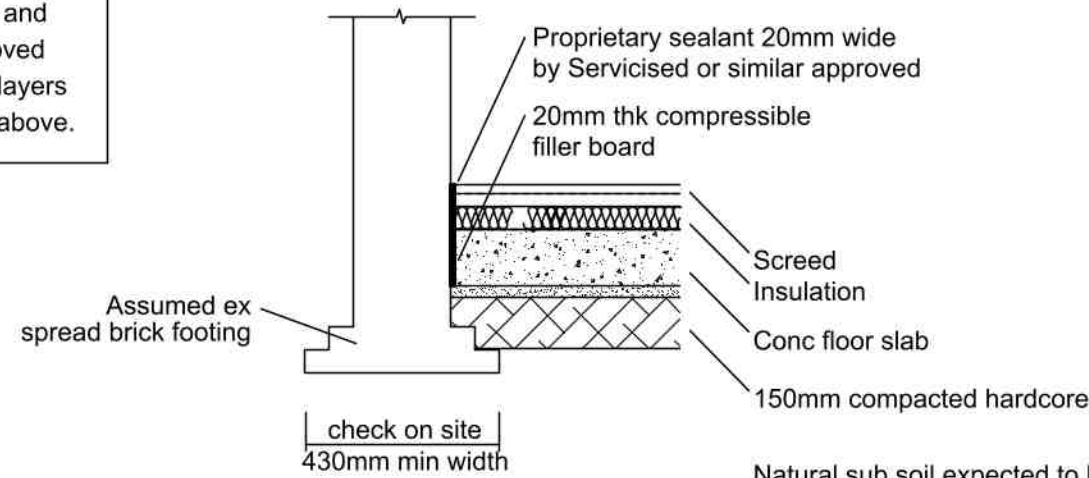
Typical New Joist Bolting Detail.



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.

