

DEVELOPMENT MANAGEMENT COMMITTEE 23rd February 2026

Case No: 25/01713/LBC

Proposal: CONVERSION OF EXISTING BUILDING INTO 7 RESIDENTIAL UNITS AND ERECTION OF 2 BUNGALOWS WITH ASSOCIATED LANDSCAPING AND DRAINAGE WORKS.

Location: 44 HUNTINGDON STREET, ST NEOTS, PE19 1DU

Applicant: OTAA ST NEOTS PROPERTY LTD

Grid Ref: 518637 260668

Date of Registration: 12.09.2025

Parish: ST NEOTS

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) as the officer's recommendation is contrary to that of St Neots Town Council.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site is located on the east side of Huntingdon Street, and the north side of Dovehouse Close, within the built-up area of St Neots. The application site comprises a former Royal Air Force Association (RAFA) club; a private members club which closed down in 2023. A small part of the building within the application site is currently used as residential accommodation, however the majority of the building is vacant.

1.2 The application site is located within the St Neots Conservation Area and the building within it is a Grade II Listed Building referred to within the Official List Entry as No's 44 and 44A Huntingdon Street (List Entry Number: 1330995). The Official List Entry provides the following details of the building:

"1. HUNTINGDON STREET 1590 (East Side)

Nos 44 and 44A TL 1860 1/44

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2. c18 front, perhaps to earlier building. 2 storeys. Timber framed and plastered. Tiled roof, north end gabled. Former Tuscan doorcase to south wing destroyed; 6 panelled door. Flush-framed sash windows with glazing bars. Lower extension on south side.

Listing NGR: TL1863260659."

1.3 The application site is predominantly surrounded by residential properties, although is separated from them on the south and west sides

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by the intervening roads of Dovehouse Close and Huntingdon Street respectively.

- 1.4 The application site contains two mature Sycamore trees which are afforded statutory protection due to their location within a Conservation Area and, in the case of one of them, a Tree Protection Order.
- 1.5 The application site is located partly within Flood Zone 1 (low probability of flooding from rivers and sea) and partly within Flood Zone 2 (medium probability of flooding from rivers and sea). The application site is at low risk of flooding from all sources, according to the Environment Agency's Flood Map for Planning Flooding and the Council's Strategic Flood Risk Assessment maps.
- 1.6 The application seeks Listed Building Consent for the conversion of the existing Listed Building to 7No. residential units and 2No. bungalows within the curtilage of the Listed Building, with associated landscaping and drainage works.
- 1.7 The application is accompanied by the following documents:
 - Planning Statement
 - Design and Access Statement
 - Heritage Statement
 - Intrusive Survey Report
 - Flood Risk Assessment
 - Ecological Appraisal
 - Biodiversity Net Gain Metric
 - Biodiversity Net Gain Assessment
 - Emergency and Activity Bat Survey
 - Arboricultural Impact Assessment
 - Existing and Proposed Plans
- 1.8 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 (December 2024) (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):
 - achieving sustainable development;
 - delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed places;
 - conserving and enhancing the natural environment;
 - conserving and enhancing the historic environment.

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- 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.

- 2.4 For full details visit the government website: <https://www.gov.uk>

3. PLANNING POLICIES

- 3.1 St Neots Neighbourhood Plan 2014-2029 – Made February 2019
- A3: Design

- 3.2 Huntingdonshire's Local Plan to 2036 - Adopted May 2019
- LP11: Design Context
 - LP12: Design Implementation
 - LP34: Heritage Assets and their Settings

- 3.3 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide SPD (2017)
 - St Neots Conservation Area Character Assessment (2006)

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

- 3.4 The National Design Guide (2021):
- C2 – Value heritage, local history and culture
 - I2 - Well-designed, high quality and attractive
 - I3 – Create character and identity
 - B2 - Appropriate building types and forms

For full details visit the government website <https://www.gov.uk>

4. RELEVANT PLANNING HISTORY

- 4.1 25/01712/FUL - Conversion of existing building into 7 residential units and erection of 2 bungalows with associated landscaping and drainage works - Pending consideration
- 4.2 0803363TREE - Crown lifting of one Sycamore tree – Granted 02.03.2009
- 4.3 9900695FUL - Erection of conservatory – Granted 28.07.1999
- 4.4 9900696LBC - Erection of conservatory – Granted 28.07.1999
- 4.5 9900185FUL - Erection of conservatory RAF Association Astra Club 44 Huntingdon Street St Neots – Refuse 09.04.1999
- 4.6 9801580LBC - Erection of conservatory RAF Association Astra Club 44 Huntingdon Street St Neots – Refused 18.02.1999
- 4.7 9700875LBC - Affix light unit Royal Air Forces Association 44 Huntingdon Street St Neots – Granted 13.10.1997
- 4.8 9700874ADV - Illuminated sign Royal Air Forces Association 44 Huntingdon Street St Neots – Granted 13.10.1997
- 4.9 9600840FUL - Extension to storage building RAF Association Astra Club 44 Huntingdon Street St Neots – Granted 27.08.1996

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- 4.10 9600841LBC - Extension to storage building RAF Association Astra Club 44 Huntingdon Street St Neots – Granted 27.08.1996
- 4.11 9100742LBC - Demolition of chimney – Refused 26.07.1991
- 4.12 8601302FUL - Storage building, Astra United Services Club, 44 Huntingdon Street, St. Neots – Granted 03.02.1987
- 4.13 8601563LBC - Remove wooden sheds and construct storage cellar 44 Huntingdon Street, St. Neots – Granted 03.02.1987

5. CONSULTATIONS

- 5.1 St Neots Town Council – Supports the application. Considers the proposal would assimilate itself to the existing part of the town and that it makes efficient use of the site.
- 5.2 HDC Conservation Officer – Objects to the application.

1. Building and Site

The building is a Grade II Listed Building (named in the listing as 44 and 44a Huntingdon Street). It also stands within the Conservation Area and opposite the Listed Building The Globe Public House, 77 Huntingdon Street (Grade II).

2. Proposal

The applicant proposes to convert and divide the existing building into residential units with alterations and repairs throughout the building. Also proposed is the addition of two new dwellings within the existing rear car park of the property.

3. Assessment

The listing describes 44 to 46 Huntingdon Street as having an 18th century front to an earlier building, and being of timber framed construction and plastered, of two storeys with a tiled roof, the north end gabled. Also referred to is a Tuscan doorcase to the south wing (destroyed), six panelled door and flush framed sash windows with glazing bars. The listing also refers to a lower extension on the south side.

The Globe Public House is described in its listing as dating from the 18th century, of two storeys with a rear wing, and timber framed with roughcast facing and a hipped tiled roof, and with a hipped ground floor bay window and flush framed sash and Yorkshire sash windows.

St Neots Conservation Area Character Statement describes the area containing the proposal site as the Medieval Core Settlement Area. The building 44 to 46 Huntingdon Street is shown on the historic maps within the Statement as being on the northern edge of the settlement on the main north road and the building has a similar appearance to other buildings in the town such as those on Church Street, High Street, Brook Street, and St Mary's Street.

The applicant proposes to convert the existing building at 44 to 46 Huntingdon Street, most recently the RAFA Members Club, including

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two first floor flats, into seven dwellings. Also proposed are the construction of two new dwellings within the existing rear car park and the addition of three parking spaces and eighteen cycle bays.

4. Conclusion

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 210). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset (Para 212) and that any harm to or loss of significance should require clear and convincing justification (Para 213). The NPPF 2024 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use (Para 215). The NPPF 2024 requires that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting and that the detail should be sufficient to understand the potential impact of the proposal on their significance (Para 207). Local Planning Authorities are required to look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. (Para 219)

A site visit was carried out on 2/10/24. Limited investigative works to the building, were agreed with Huntingdonshire DC on 24/2/25, during which modern fabric additions to the building were identified.

The whole of the building currently known as 44 to 46 Huntingdon Street is in a single ownership and use as the former RAFA Members Club. The building was first listed as a Listed Building on 28/3/74. A list description is short, intended only for location of the building and is not a complete description, in addition property numbers and street names have often changed between the date of listing and today. Therefore the address of the building on the listing in itself cannot be taken as the extent of the Listed Building.

The applicant proposes to make alterations throughout the building and has submitted a Heritage Statement. However, the information in the Heritage Statement, although useful, provides map and documentary information and photographs related to the exterior of the building and site but does not provide information about the structure or the interior of the existing building.

Full details of construction, fabric, features, historic plan, materials and methods of construction as well as a phasing plan of the building to show the dates and sequence of construction of the different elements of the existing building are needed. A thorough understanding of the Listed Building is required in order to be able to assess the potential impact of the proposals on its significance.

The building is comprised of a number of elements of different construction, materials and design. For example at least some historic

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timber frame construction and some brick construction; variations of windows design and fenestration layout, etc. Although reference is made in the submitted documents to surviving historic fabric and features no details have been provided.

The existing rear Conservatory is a modern addition of uPVC. Its demolition is likely to be supported but the applicant needs to fully explain the potential impact of the proposed alterations on the rest of the building and the stability of the structure.

The existing flat roofed extension runs along the rear elevation of the southern part of the building. At this point the ground floor of the rear elevation has been removed and appears to be supported on pillars within the building. A Structural Engineer's Report is required in relation to any proposed alterations to this part of the building.

The proposal introduces a number of openings into the street elevation of the building which would alter the existing character of this part of the building which currently has no openings.

The pitched roof rear extension, which runs perpendicular to the rear elevation of the main building, is proposed to be removed. It adjoins the main building and forms part of the Listed Building, accessed via an internal door, so details of the construction, features and date of this extension and justification for its demolition are needed.

Maps on record at Huntingdonshire DC show another extension at the rear of the building, in addition to that on the submitted plan and seen at the site visit so the applicant should provide an explanation for this anomaly.

An extension is proposed to adjoin the south end of the existing building but no details of the existing building and the proposed alterations and addition to it have been submitted. Alterations are also proposed to the existing second floor which currently appears to be an unused roofspace to is likely to be an unaltered part of the historic building and this information may help in the dating and phasing of the different elements of the building, but no details have been submitted of the existing building or proposed works to it. Numerous historic features remain within the building and its complex historic construction is visible within the building. Features such as the existing passageway, currently blocked and obscured by the kitchen wall at first floor, are important to an understanding of the history and significance of the building. Therefore without full details of the building and proposals it is not possible to make a full assessment of the potential impact of any proposed design.

Also proposed is the construction of a building containing two adjoining single storey dwellings within the existing rear car park of the Listed Building. They have a large footprint, broad in comparison to the Listed Building, and a design which is not sympathetic to the character of the Listed Building. The proposed dwellings would stand adjacent to the Listed Building and close to it and would be prominent in views of the Listed Building and within its setting.

The building itself is a landmark building within Huntingdon Street and St Neots Conservation Area Character Statement describes the area

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containing the proposal site as the Medieval Core Settlement Area. The Victoria County History describes Huntingdon Street as dating from the 13th century and as the principal residential quarter of the town in the 17th century. This Listed Building appears similar to other historic buildings in St Neots and its appearance and construction suggests it is one of the oldest in Huntingdon Street. It is therefore important as a Listed Building and also as an element of the Conservation Area as a survivor of historic St Neots.

The proposed development adjacent to the Listed Building and within the existing rear garden and car park intrudes harmfully into the setting of the Listed Building.

The proposed side extension to the Listed Building, continuing along the front of the site, is considered harmful as there are no details of the proposed alterations to the existing building and the proposed extension alters the character of the building by introducing a long domestic range to the southern end of the building. A full assessment of the potential impact on the Listed Building and Conservation Area cannot be made and there is no clear and convincing justification submitted in support of this proposal.

Historic structure, fabric and features survive within the existing building and need to be identified and preserved. For example, there are three existing staircases within the building which are not modern additions and may relate to a historic phase or phases of the Listed Building. For example, internal partition walls may be historic and should not be assumed to be modern additions. For example, existing stubs of walls within the building and changes in floor levels help to identify the historic layout of the building. Such details should be included in submitted drawings and identified and explained to enable an understanding of the significance of the Listed Building and the potential impact of the proposals.

There is evidence of considerable survival within the building of historic wall and ceiling plaster, historic doors, historic timber partition walls, historic windows, staircases, fireplaces, floorboards and surviving layout, and although some windows are modern others appear to be historic. Alterations have previously been carried out on the ground floor, but the first floor rooms have not been extensively altered so fabric and features within those rooms are likely to be historic and should remain unaltered. Proposed alterations require a description of the existing fabric and features, details of proposed alterations, and justification in each case.

Any proposals which are intended to reinstate lost features or layout of the historic building need to be supported with evidence. For example historic plans, photographs or description of visible alterations or fabric, such as blocked doorways/windows, wall stubs etc. All proposed alterations need to be fully explained, described and justified, with references to the existing building, structure, fabric, design, layout, features and how the proposed alterations to existing fabric and features will preserve the existing character and how new work will also do this. Proposed methods, materials and finishes are also important and should follow the surviving historic fabric, features, etc. Full details and justification is needed for all proposed demolition and alterations to the building with details of all works including making good, to include details of design, methods and materials in each case.

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On the basis of the submitted information the proposals are considered to be harmful to the significance of the Listed Building because of the alterations and additions to the building and the removal of features and fabric which contribute to its significance as well as to its architectural and historic interest.

In addition, the proposed new dwellings appear harmful to the setting of the Listed Building because of their scale, design, materials, features and relationship to the Listed Building.

For the same reasons the proposals appear to be harmful to the character appearance and significance of the Conservation Area.

Therefore, recommendation is not to support this proposal.

6 REPRESENTATIONS

- 6.1 50 neighbouring properties have been directly notified of the application by letter. In addition, a Press Advert was published in the Hunts post on 24th September 2025 and a site notice was displayed near to the site on 10th October 2025. No representations have been received from local residents / interested parties in response to this.

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 (as relevant to this application) consists of:
- The St Neots Neighbourhood Plan (2019)
 - Huntingdonshire's Local Plan to 2036 (2019)
- 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:

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- Impacts on the Listed Building

Impacts on the Listed Building

- 7.6 Paragraph 207 of the NPPF states that, in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting, and that the detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance
- 7.7 Paragraph 210 of the NPPF states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 7.8 Paragraph 212 of the NPPF states 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.
- 7.9 Paragraph 213 of the NPPF states that any harm to, or loss of, significance of a designated heritage asset (from its clear alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 7.10 Paragraph 215 of the NPPF states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.11 Policy LP34 of the Local Plan requires new development to protect the significance of designated heritage assets and their settings; not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest; respect the historic form, fabric and special interest that contributes to the significance of the affected heritage asset; conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and contribute to securing the long-term maintenance and management of the heritage asset. In addition, Policy LP34 of the Local Plan requires new development within a Conservation Area to preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting.
- 7.12 The proposed development comprises the conversion of the Grade II Listed Building into 7No. residential units and the erection of a pair of semi-detached single-storey dwellings within the curtilage of the Listed Building.
- 7.13 The Official List Entry describes the Listed Building as having an 18th century front to an earlier building, and being of timber framed construction and plastered, of two storeys with a tiled roof, the north end gabled, and a lower extension to the southern end. It also references a Tuscan doorcase to the south wing (destroyed), six panelled door and flush framed sash windows with glazing bars. The application site is located within the St Neots Conservation Area and an area described within the St Neots Conservation Area Character Assessment as the

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'Medieval Core Settlement Area'. The Victoria County History describes Huntingdon Street as dating from the 13th century and as the principal residential quarter of the town in the 17th century. The Conservation Officer describes the Listed Building as 'a landmark building within Huntingdon Street' and states that its appearance and construction suggests it is one of the oldest in Huntingdon Street. The Listed Building is therefore important as a Listed Building in its own right and also as an element of the Conservation Area due to it being a survivor of historic St Neots. Due to its location, the proposed development would affect both of these designated heritage assets.

- 7.14 The Conservation Officer carried out an inspection of the Listed Building in October 2024 (prior to this planning application) and subsequently agreed limited investigative works which identified modern fabric additions to the Listed Building. Despite this, there are many elements of the historic structure, fabric and features which survive within the Listed Building and need to be identified and preserved. Examples include three existing staircases which are not modern additions and may relate to a historic phase or phases of the Listed Building, internal partition walls which may be historic and should not be assumed to be modern additions, and existing stubs of walls within the building and changes in floor levels which help to identify the historic layout of the building. There is also evidence of considerable survival of historic wall and ceiling plaster, historic doors, historic timber partition walls, historic windows, staircases, fireplaces, floorboards and surviving layout.
- 7.15 The proposed development would subdivide the Listed Building into smaller individual units and includes alterations and repairs to the Listed Building. In addition, the proposed development includes an extension to the southern end of the Listed Building and demolition of some previous extensions to the building. In respect of the current application, the Conservation Officer has stated that the proposed alterations, extension and demolition works require a description of the existing fabric and features, details of proposed alterations, and justification in each case; to enable an understanding of the significance of the Listed Building and the potential impacts of the proposed development.
- 7.16 The application is accompanied by a Heritage Statement, however officers consider it to contain insufficient information about the structure or the interior of the Listed Building. The Listed Building is comprised of a number of elements of different construction, materials and design, and it retains numerous historic features which are important to an understanding of the history and significance of the building. Although reference is made in the submitted documents to surviving historic fabric and features, the application is not accompanied by sufficient details of them. The Conservation Officer has stated that full details of construction, fabric, features, historic plan, materials and methods of construction, in addition to a phasing plan of the building to show the dates and sequence of construction of the different elements of the existing building, are required in order to be able to assess the potential impacts of the proposed development on the significance of the Listed Building.
- 7.17 There is an existing flat roof extension adjoining part of the rear of the Listed Building, where the ground floor rear elevation has been removed and appears to be supported on pillars within the building. The Conservation Officer has recommended that a Structural Engineer's

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Report is required in relation to any proposed alterations to this part of the building.

- 7.18 The proposed development includes an extension to the southern end of Listed Building, which is considered to be harmful to the character and appearance of the Listed Building and the Conservation Area due to it introducing a long domestic range to the Listed Building without any clear or convincing justification. In addition, the application is not accompanied by sufficient details of the proposed alterations to the existing building and the proposed extension to enable a full assessment of the potential impacts on the historic fabric and significance of the affected part of the Listed Building.
- 7.19 The proposed development includes the demolition of a uPVC conservatory. Although this element of the proposed development is likely to be acceptable in principle, the application fails to demonstrate the potential impacts of the demolition of the conservatory on the historic fabric and stability of the Listed Building.
- 7.20 The proposed development includes the demolition of an existing pitched-roof extension which runs perpendicular to the rear elevation of the Listed Building, however the application is not accompanied by sufficient details of the construction, features and date of this extension or justification for its demolition.
- 7.21 The Conservation Officer states that any proposals which are intended to reinstate lost features or the layout of the historic building need to be supported with evidence, and that all proposed alterations and demolition works need to be fully explained, described and justified, with details of all works to include details of design, methods and materials in each case. In the absence of full details of the existing Listed Building and proposals, officers are unable to make a full assessment of the potential impact of the proposed development on the Listed Building and therefore the proposals are considered to be harmful to the significance of the Listed Building because of the alterations and additions to the building and the removal of features and fabric which contribute to its significance as well as to its architectural and historic interest.
- 7.22 In summary, the application is not accompanied by sufficient information to enable the Local Planning Authority to make a full assessment of the impacts of the proposed development on the Listed Building. Furthermore, the proposed alterations and extension to the Listed Building, in addition to the removal of historic features and fabric which contribute to its significance and its architectural and historic interest, would result in less than substantial harm to the character, appearance, setting and significance of the Listed Building which would outweigh the benefits of the proposed development, contrary to policy LP34 of the Huntingdonshire Local Plan to 2036 and the provisions of the National Planning Policy Framework.

Conclusion

- 7.23 The application is not accompanied by sufficient information to enable the Local Planning Authority to make a full assessment of the impacts of the proposed development on the Listed Building. Furthermore, the proposed alterations and extension to the Listed Building, in addition to the removal of historic features and fabric which contribute to its

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significance and its architectural and historic interest, would result in less than substantial harm to the character, appearance, setting and significance of the Listed Building which would outweigh the benefits of the proposed development, contrary to policy LP34 of the Huntingdonshire Local Plan to 2036 and the provisions of the National Planning Policy Framework. The application is therefore recommended for refusal.

8 RECOMMENDATION – REFUSE FOR THE FOLLOWING REASON:

1. The application is not accompanied by sufficient information to enable the Local Planning Authority to make a full assessment of the impacts of the proposed development on the Listed Building. On the basis of the information accompanying the application, the proposed alterations and extension to the Listed Building, in addition to the removal of historic features and fabric which contribute to its significance and its architectural and historic interest, would result in less than substantial harm to the character, appearance, setting and significance of the Listed Building which would outweigh the benefits of the proposed development, contrary to policy LP34 of the Huntingdonshire Local Plan to 2036 and the provisions of the National Planning Policy Framework.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

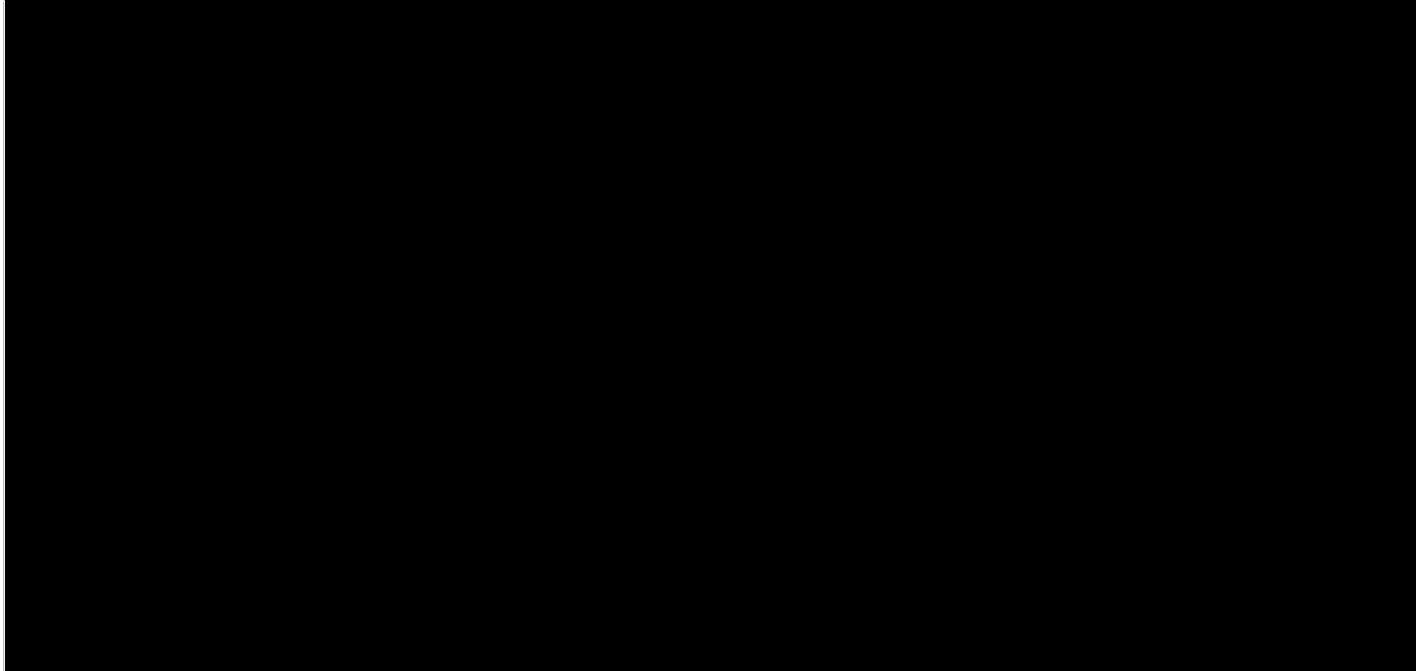
Enquiries about this report to **Richard Fitzjohn, Senior Development Management Officer**

richard.fitzjohn@huntingdonshire.gov.uk

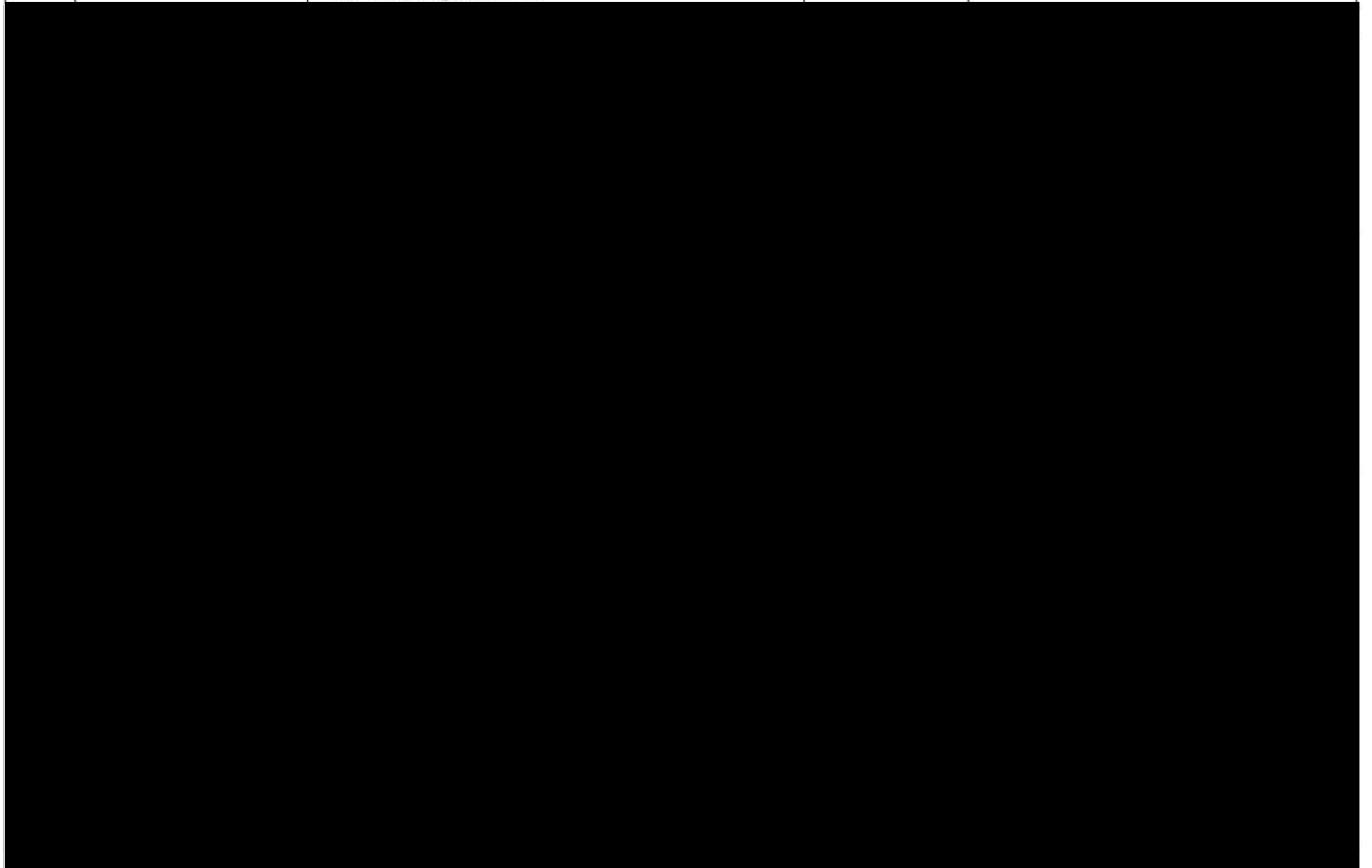
Schedule of Planning Applications – 30th September 2025

No.	Reference	Development	SNTC Decision	Notes
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The following application/s are for listed building consent



S3	25/01713/LBC & 25/01712/FUL	OTAA St Neots Property Ltd 44 Huntingdon Street St Neots PE19 1DU Conversion of existing building into 7 residential units and erection of 2 bungalows with associated landscaping and drainage works.	SUPPORT	We consider the proposal would assimilate itself to the existing part of the town. Makes efficient use of its site.
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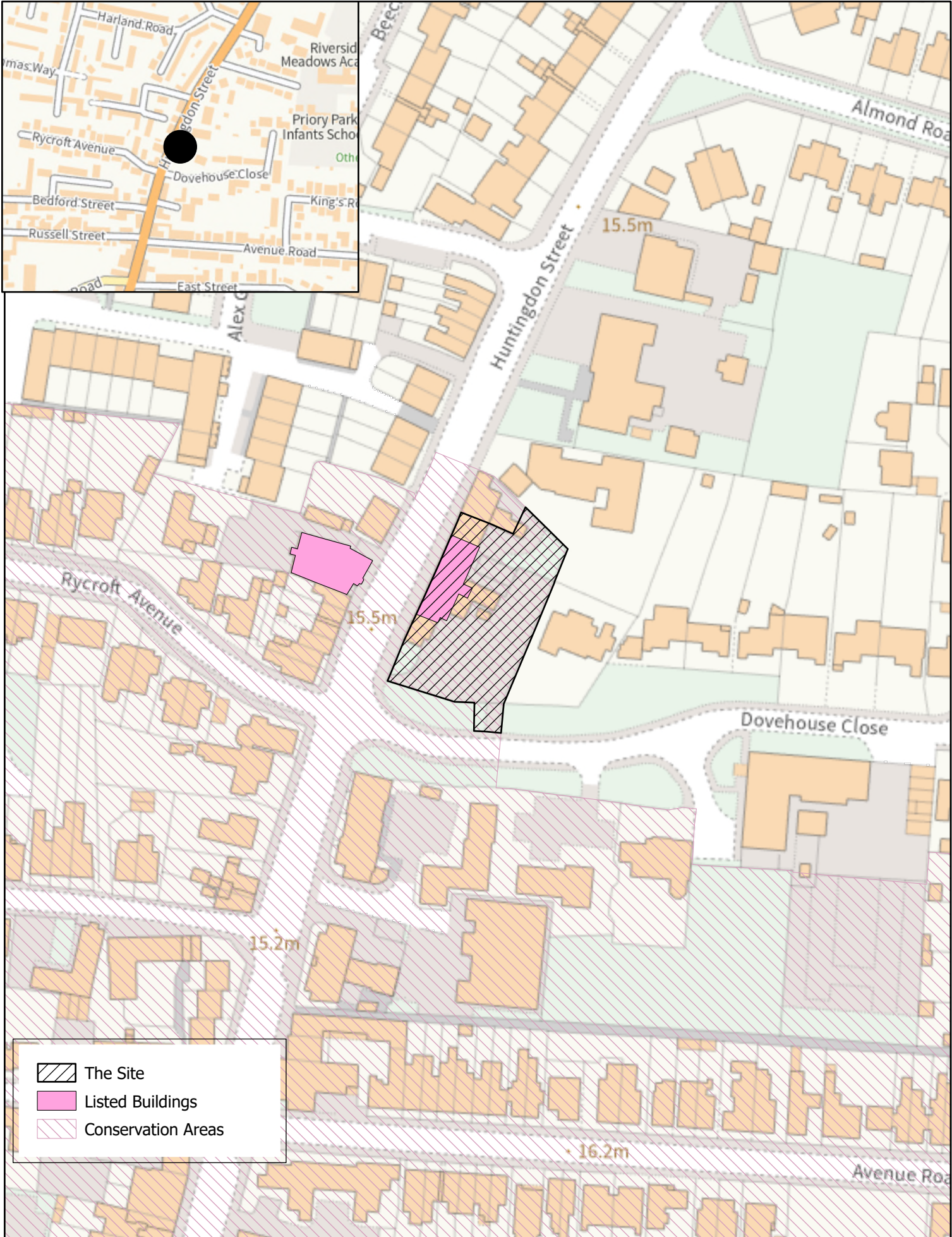
Development Management Committee

Application Ref: 25/01713/LBC



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Date Created: 11/02/2026

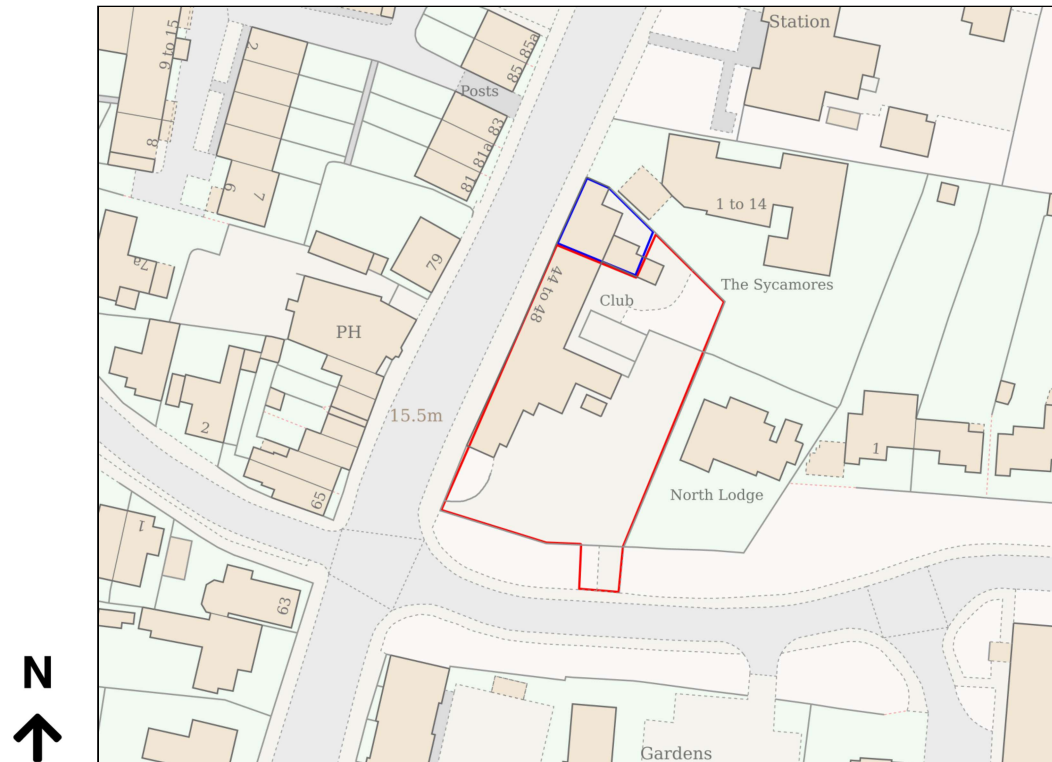


Location Plan

Site Address: R A F Association, 44, Huntingdon Street, St Neots, PE19 1DU

Date Produced: 09-Sep-2025

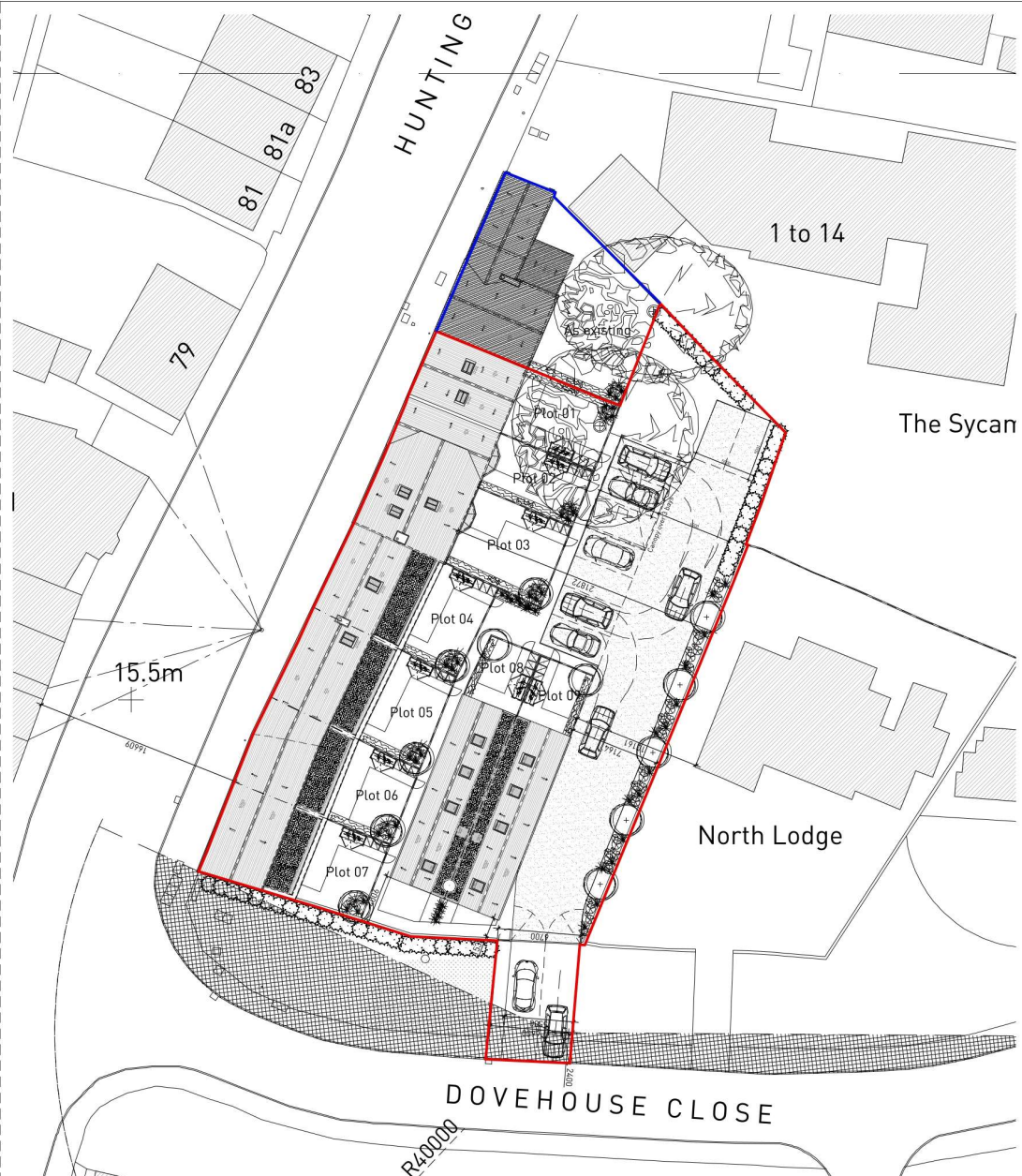
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Planning Portal Reference: PP-14315273v1

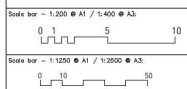


PROPOSED LOCATION PLAN - 1:1250 @ A1 / 1:2500 @ A3



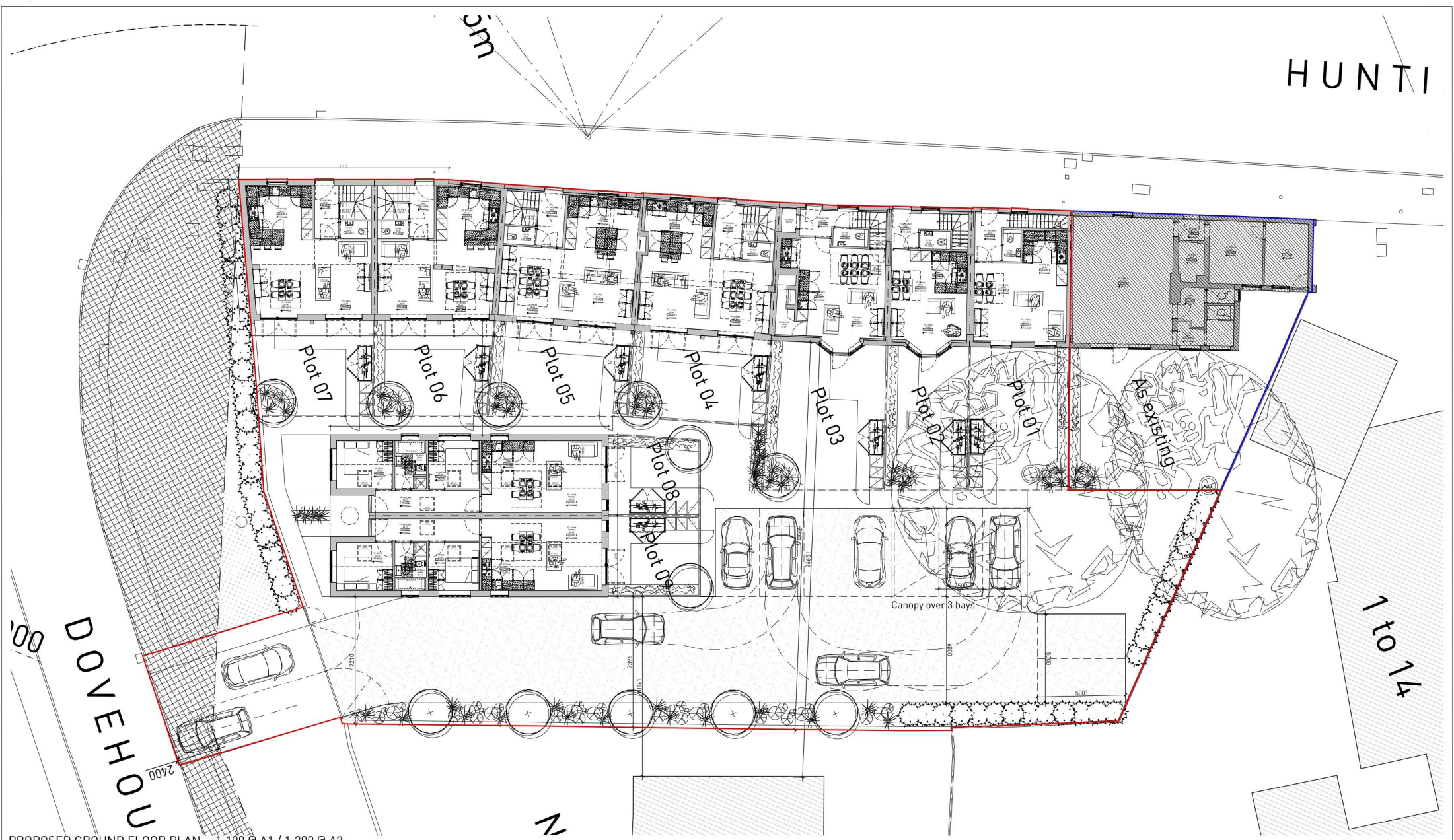
PROPOSED SITE PLAN - 1:200 @ A1 / 1:400 @ A3

EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH



P05	08.09.2025	PLANNING ISSUE OF INFORMATION: Revised
P04	01.08.2025	PLANNING ISSUE OF INFORMATION: Revised
P03	26.04.2025	PLANNING ISSUE OF INFORMATION: Revised
P02	05.04.2025	PLANNING ISSUE OF INFORMATION
P01	23.05.2025	PLANNING ISSUE OF INFORMATION
REVISIONS:		

Project 2508 - Residential Development		Client OTAA St Neots Property Ltd		Location RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire		Draws Available for Download Proposed location 159 High Street, Huntingdon, Cambridgeshire, PE29 2BT, UK		Website 01753 776767 100 Email Address info@devlinarchitects.co.uk www.devlinarchitects.co.uk Instagram @devlinarchitects			
		Title PLANNING Proposed Location & Site Plans									
Status Stage 2-3		Scale Varies @ A1									
Drawn SD		Drawn SD									
Revision P05		Date 23.05.2025									
2508PL008-P05											



PROPOSED GROUND FLOOR PLAN - 1:100 @ A1 / 1:200 @ A3

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Do not scale from this drawing.
All dimensions to be checked on site.
Any discrepancies shall be immediately
reported to the Architect in writing.

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NOTES

- ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DRAWINGS AND THE ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY ADJUSTMENTS AND FOR NOTIFYING THE ARCHITECT IMMEDIATELY. NO INSTRUCTIONS OBTAINED FROM THE COMMERCIALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKING, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
- WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED IN THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTIONS BEFORE PROCEEDING.


■ EXISTING STRUCTURE / BUILDINGS - SHADING GREY SOLID HATCH

Scale bar: - 1:100 @ A1 / 1:200 @ A3

0 5 10

NO.	DATE	REVISIONS
P04	01.08.2025	PLANNING ISSUE OF INFORMATION: Revised
P03	26.06.2025	PLANNING ISSUE OF INFORMATION: Revised
P02	05.06.2025	PLANNING ISSUE OF INFORMATION
P01	23.05.2025	PLANNING ISSUE OF INFORMATION



Project	2508 - Residential Development	Drawn: Architects Ltd	Scale: 1:100 @ A1
Client	OTAA St Neots Property Ltd	109 High Street, Huntingdon, Cambridgeshire, PE29 3TF, UK	Checked: SD
Location	RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire	www.devlinarchitects.com Instagram: @devlinarchitects	Date: 23.05.2025
Title		PLANNING Proposed Ground Floor Plan	
Status		Stage 2-3	
Drawn	SD	Checked	SD
Revised	P04	Date	23.05.2025
2508PL009-P04			

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<p>NOTES</p>	
<p>1. ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS, MATERIALS AND LEVELS STATED IN THIS DRAWING AND THOSE OBSERVED ON THE RELEVANT SITE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND INSTRUCTIONS FROM THE ARCHITECT TO THE CONTRACTOR SHALL BE FOLLOWED.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL ACCESS AND EGRESS ROUTES AND THE LOCATION OF ALL NEW WINDOWS AND EXISTING STRUCTURES DURING CONSTRUCTION.</p> <p>3. WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL OBTAIN THE PRODUCT FROM THE MANUFACTURER OR SUPPLIER IN ACCORDANCE WITH THE MANUFACTURER'S, SUPPLIER'S, DESIGN, RECOMMENDATIONS AND INSTRUCTIONS. THE CONTRACTOR SHALL OBTAIN THE PRODUCT FROM THE MANUFACTURER OR SUPPLIER BEFORE PROCEEDING WITH THE PROJECT.</p>	

A large empty rectangular box for drawing or writing.

P64	01.08.2025	PLANNING ISSUE OF INFORMATION: Revised
PEI	26.06.2025	PLANNING ISSUE OF INFORMATION: Revised
PEI	05.06.2025	PLANNING ISSUE OF INFORMATION
PEH	23.05.2025	PLANNING ISSUE OF INFORMATION
REVISIONS		

Pages	2508 - Residential Development	Links Project Home Project Home 154 High Street Ratbridge Cambridgeshire PC20 0TF, UK	devlin architects
Client	OTAA St Neots Property Ltd	devlin architects	
Location	RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire		
	The PLANNING Proposed First Floor Plan		
	Drawn Stage 2-3	Scale 1:100 @ A1	
	Sheet SD	Sheet SD	
	Revision P04	Date 23.05.2025	
	2508P/L010-P04		

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1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND CHECKED BY THE CONTRACTOR IN ACCORDANCE WITH THE DIMENSIONS AND LEVELS SPECIFIED IN THE DRAWINGS, AND IN THE CASE OF ANY DISCREPANCY IDENTIFIED BETWEEN THE DIMENSIONS AND LEVELS SPECIFIED IN THE DRAWINGS AND THOSE SHOWN ON THE RELAY DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.

2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.

3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL OBTAIN THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL CONSULT THE ARCHITECT IMMEDIATELY.

EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

Scale bar = 1:100 ● A1 / 1:200 ● A2



P64	01.08.2025	PLANNING ISSUE OF INFORMATION- Revised
P62	26.06.2025	PLANNING ISSUE OF INFORMATION- Revised
P67	05.06.2025	PLANNING ISSUE OF INFORMATION
P61	23.05.2025	PLANNING ISSUE OF INFORMATION
REVISIONS		

Pages:	2508 - Residential Development	Drawn: J. Hinchey	Issue: 44/17/176-103	
Client:	OTAA St Neots Property Ltd	Project Name: 104 High Street Huntingdon Cambridgeshire PE29 2TY, UK	Scale: 1:100 @ A1	
Location:	RAFA Club, 44 Huntingdon St, St Neots, Cambridgeshire	Project Number: www.devlinarchitects.com 01463 840000 info@devlinarchitects.com		
		The	PLANNING	
		Proposed Second Floor Plan		
Status:	Stage 2-3	Scale:	1:100 @ A1	
	SD	Client:	SD	
Revision:	P04	Date:	23.05.2025	
2508PL0111-P04				

