

TITLE: 25/00309/LBC

Committee: Planning Committee

Date: 14 January 2026

Author: Conservation Officer

Report No: AA116

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Site Address: 4 Main Street, Little Thetford, Ely Cambridgeshire CB6 3HA

Proposal: Replacement window in north dormer

Applicant: Miss Anna Bailey

Parish: Little Thetford

Ward: Stretham

Ward Councillor/s: Bill Hunt
Lee Denney

Date Received: 3 November 2025

Expiry Date: 29 December 2025

1.0 RECOMMENDATION

- 1.1 Members are recommended to APPROVE the application subject to the conditions set out in Appendix 1.
- 1.2 The application is being heard by committee because it triggers the Council's Constitution in respect of the determination of applications involving Members' property.

2.0 SUMMARY OF APPLICATION

- 2.1 The present application seeks listed building consent for the replacement of the casement in a dormer window of a Grade II listed house in Little Thetford.

- 2.2 The full listed building consent application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link [Simple Search](#).

3.0 PLANNING HISTORY

3.1

94/00563/FUL

Extension to form porch and formation of new dormer window

Approved

8 September 1994

4.0 THE SITE AND ITS ENVIRONMENT

4.1

The application site is National Heritage List for England ref 1392035 No 4 Main Street, Little Thetford, a Grade II former post office, now private house, listed in 2007. It is a 1½ storey C17 cottage in rendered timber frame with a plain tiled roof with dormer windows and a central porch. The northern front dormer which is the subject of this application was added in 1994 and all the windows are modern replacements.

5.0 RESPONSES FROM CONSULTEES

5.1

Standard consultation responses are summarised below.

Parish - No Comments Received

Ward Councillors - No Comments Received

5.2

A site notice was displayed near the site on 4 November 2025 and a press advert was published in the Cambridge Evening News on 13 November 2025.

5.3

Neighbours – three neighbouring properties were notified but no responses were received.

6.0 THE PLANNING POLICY CONTEXT

6.1

East Cambridgeshire Local Plan 2015 (as amended 2023)

ENV 12 Listed Buildings

6.2

Supplementary Planning Documents

Design Guide

6.3

National Planning Policy Framework (December 2024)

16 Conserving & enhancing the historic environment

6.4

Historic England Technical Guidance

7.0 PLANNING MATERIAL CONSIDERATIONS AND COMMENTS

7.1 Planning Comments

The main issue to consider in the determination of this application is the impact it may have on the character and significance of the listed building.

7.2 Historic Environment

Policy ENV 12 states that proposals to extend, alter or change the use of a listed building will only be permitted where they would:

- Preserve or enhance the significance of the building and not involve substantial or total loss of historic fabric.
- Be compatible with the character, architectural integrity and setting of the listed building; and
- Facilitate the long-term preservation of the building.

7.3 NPPF paragraphs 212-213 state 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...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.

7.4 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.5 Historic England’s Advice Note 2 states: ‘Doors and windows are frequently key to the significance of a building. Replacement is therefore generally advisable only where the original is beyond repair, it minimises the loss of historic fabric and matches the original in detail and material...’

7.6 No 4’s existing timber windows date from 1994, prior to listing, when the porch and north dormer were added. The undivided 2-light casements in the dormers are not strictly historic configurations but still work with the overall character of the building, and maintaining their symmetry is the overriding consideration. Thus the net impact of replacing the decaying north dormer with an identical double glazed window, as proposed here, is architecturally-neutral.

Human Rights Act

The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). Under the Act, it is unlawful for a public authority, such as East Cambridgeshire District Council, to act in a manner that is incompatible with the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance. The Council is also permitted to control the use of property in accordance with the general interest and the recommendation set out below is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Equalities and Diversities

In considering this planning application due regard has been had to the public sector equality duty (PSED) under Section 149 of the Equality Act 2010, which means that the Council must have due regard to the need (in discharging its functions) to put an end to unlawful behaviour that is banned by the Equality Act, including discrimination, harassment and victimisation and to advance equality of opportunity and foster good relations between people who have a protected characteristic and those who do not. Account has been taken of the PSED and it is considered that the recommendation set out below would not undermine the objectives of the duty.

7.7 Planning Balance

- 7.8 The application proposal is considered to comply with the provisions of section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, as supported by the objectives of Local Plan Policy ENV 12 and section 16 of the NPPF.

8.0 APPENDICES

Appendix 1 - Recommended conditions

PLANS

The following plans are a selection of those submitted as part of the application and are provided to illustrate the proposed development. They may not be to scale. The full suite of plans can be found on the Council's website.

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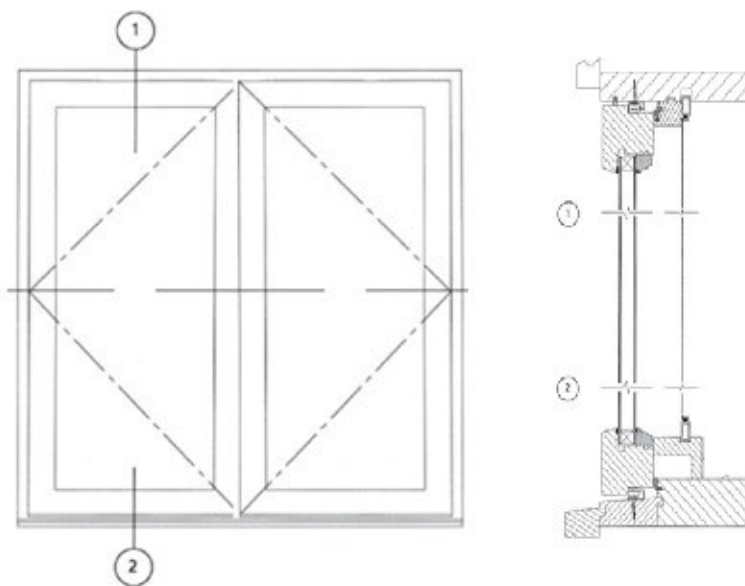
Location Plan



4 Main Street, Little Thetford – front (north-east) elevation



1994 north dormer – detail view



Dormer window – typical joinery details

APPENDIX 1 - 25/00309/LBC Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
2-light Casement Window Details		6th November 2025
Location Plan		24th October 2025
Block Plan		24th October 2025
Heritage Statement		24th October 2025

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.