Application Number: 25/00087/CLPD

Town and Country Planning Act, 1990: Section 191 and 192
(as amended by Section 10 of the Planning Compensation Act, 1991)

Town and Country Planning (Development Management Procedure) (England) Order 2015
(Amended)

Mr McCartney
C/O Binney and Sims Design
Bellingham House
2 Huntingdon Street
St Neots
PE19 1BG

The Huntingdonshire District Council hereby **certify** that on the 20th March 2025 the operation described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, **is not lawful** within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

1. Reason - On the balance of probabilities, it is unknown whether the building benefits from Permitted Development rights as set out in Part 7 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In addition to this, the proposed works to introduce glazing, cladding, infill of existing open canopy and rooflights on submitted plan references "Dwg: BM/CLUB/PP (proposed plans) and Dwg: BM/CLUB/PE (proposed elevations) received by the Local Planning Authority on 1th and 19th January 2025, relating to Buckden Marina and Leisure Club at Buckden Marina Mill Road Buckden are considered to be operational development which would materially affect the external appearance of the building. The proposed works are therefore not considered to be permitted within the Town and Country Planning (General Permitted Development) Order 2015 (amended). Planning permission is therefore required.



Clara Kerr
Chief Planning Officer Signed
(Councils Authorised Officer)
On behalf of Huntingdonshire District Council

21st March 2025

Huntingdonshire DISTRICT COUNCIL

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

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www.huntingdonshire.gov.uk

First Schedule
Proposal for 2 skylights in the roof, additional windows and doors and change the cladding on the building.

Second Schedule
Buckden Marina And Leisure Club
Buckden Marina
Mill Road
Buckden
St Neots
PE19 5QS

Notes
1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the operation specified in the First Schedule taking place on the land specified in the Second Schedule would not have been lawful, on the specified date and thus would have been liable to enforcement action under section 172 of the 1990 Act on that date.

21st March 2025

Huntingdonshire DISTRICT COUNCIL

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Huntingdonshire DISTRICT COUNCIL

Title:

Mapping Portal Map

Date: 20 March 2025

Produced by: 3C Shared Services Mapping Portal

Scale: 1:827 @ A4