Application Number: 25/00101/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)

Liam Burns
21 Mill Lane
Alwalton
Peterborough
PE7 3UZ

The Huntingdonshire District Council hereby certify that on the 17th January 2025 the proposed like for like replacement of 3x ground floor and 4 first floor windows 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, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990(as amended) for the following reason(s):

1. Reason.
The proposed like for like replacement of 3x ground floor and 4 first floor windows on the Front and Rear Elevation Plan would not materially affect the external appearance of the building and therefore would not constitute development within the meaning of development set out in Section 55 of the Town and Country Planning Act 1990 (as amended). An application for planning permission is not required.

C. Kerr

Clara Kerr
Chief Planning Officer
Signed (Councils Authorised Officer)
On behalf of Huntingdonshire District Council
Date: 17th March 2025

First Schedule
Lawful development certificate for the proposed replacement like for like replacement of 3x ground floor and 4 first floor windows.

Second Schedule
21 Mill Lane

Date 17th March 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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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 have been lawful, on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which are materially different from those described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the provisions in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

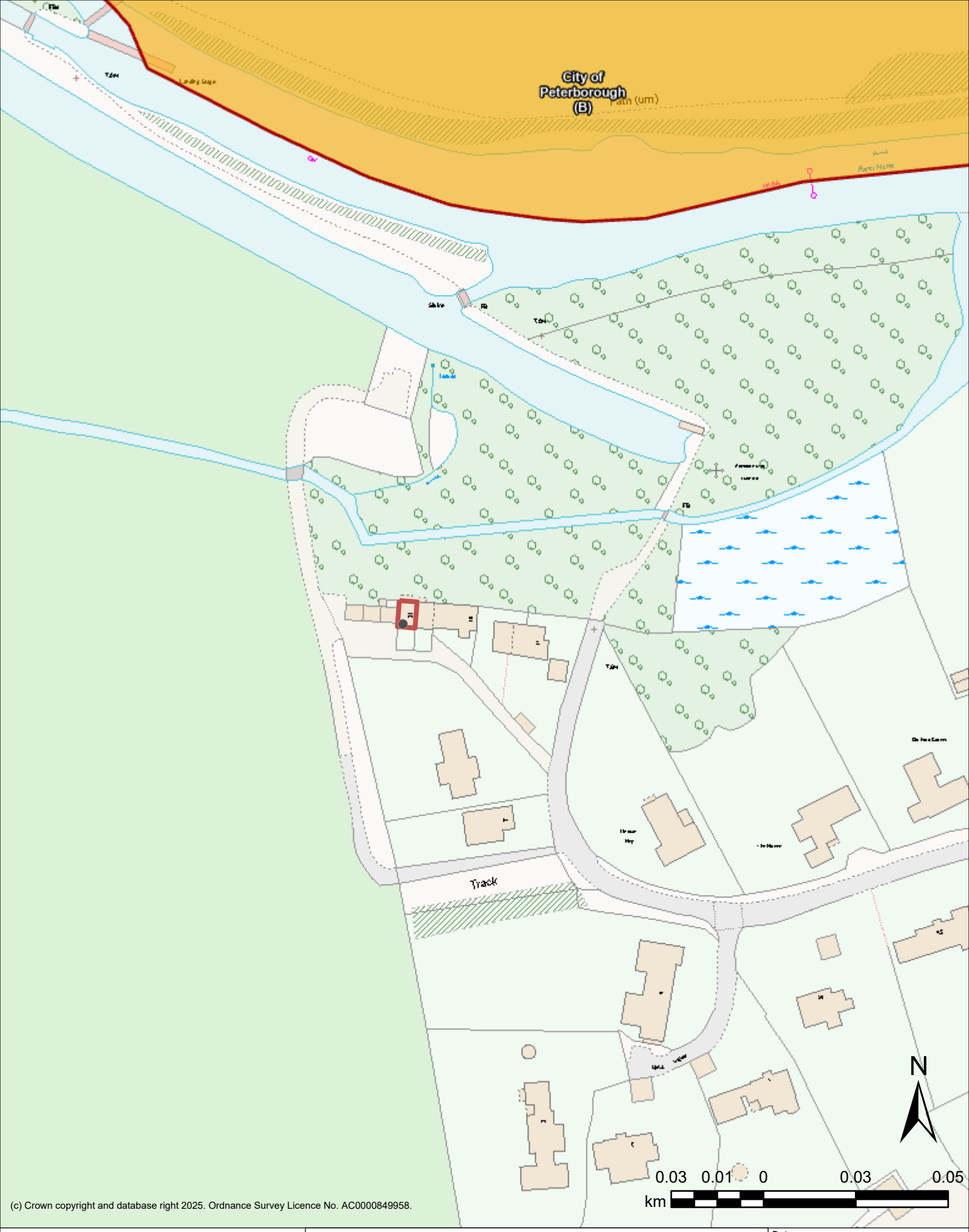
Date 17th March 2025

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Huntingdonshire DISTRICT COUNCIL

Title:

Mapping Portal Map

Date: 12 March 2025

Produced by: Mapping Portal

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