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Mr Mark Hutchings
1 Pond Close
Pidley
Huntingdon
PE28 3DB

Our Ref: 25/00294/P3JPA
Your Ref:

10th April 2025

Dear Mr Hutchings
Town & Country Planning (General Permitted Development) (England) Order 2015.

Proposal: Conversion of a disused office (Use class E) to a 2 bed residential dwelling (Use class C3) with associated parking, front garden and private amenity space.

Site address: 116A High Street Somersham Huntingdon PE28 3EN

I refer to the above submission received on the 18th February 2025 and can confirm that Prior Approval has been given for the proposal. You will be free to proceed with the development under the "Order" provided that it is exactly in accordance with your submitted proposals.

Conditions:

1. Condition.
Development must be completed within a period of 3 years starting with the prior approval date.

Reason:
In accordance with paragraph MA.2 of Schedule 2, Part 3, Class MA, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. Condition.
Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason:
In accordance with paragraph MA.2 (6) of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

3. Condition.

The development shall only be carried out in complete accordance with the details submitted to the Local Planning Authority. This permission does not include authorisation for any external alterations to the building.

Reason:
In accordance with Paragraph W (12) (a) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended or re-enacted)

4. Note to applicant.

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

5. Note to applicant.

Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

It is a requirement of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) that the development shall be completed within a period of 3 years starting with the prior approval date.

It is a requirement of the above that the applicant shall notify the Local Planning Authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and include (a) the name of the applicant, (b) the address or location of the development and (c) the date of completion.

Consent may be required under Building Regulations and you should contact that Department on 01480 388455.



Clara Kerr
Chief Planning Officer