Application Number: 25/00410/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mrs Taverner
59 Holly Road
Enfield
EN3 6QA

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Conversion of existing church parish hall into a single residential dwellinghouse with annexe

Site address: The Church Hall Ramsey Road St Ives PE27 5BZ

in accordance with your application received on 5th March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	Location Plan		05.03.2025
Elevations	EE4, PE4	P02	13.03.2025
Elevations	EE2, PE2	P02	13.03.2025
Elevations	EE7	P03	08.04.2025
Elevations	EE5 EE6	P03	08.04.2025
Elevations	EE3 PE3	P03	08.04.2025
Elevations	EE1 PE1	P03	08.04.2025
Floor Plan/s	Floor Plans	P03	08.04.2025
Site Plan	Site Plan	P03	08.04.2025

Subject to the following condition/s.

1. Condition.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 9th May 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition.
Notwithstanding details required under any other condition of this permission, the development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Condition.
Any materials to be used in the external construction of the development, hereby permitted, shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider Conservation Area or the setting of Listed Buildings in accordance with Policies LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

4. Condition.
The development, hereby permitted, shall not be occupied until the windows serving the bathrooms, in the south facing elevation have been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity). In addition the lower section of the windows serving the kitchen/dining area and the infill door also in the southern elevation shall also be fitted with the same level of obscure glazing as shown on plan reference number EE2. All this glazing shall thereafter be retained in accordance with the approved details.

Reason: To secure the long-term amenity of future occupiers of the dwelling in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

5. Condition.
Prior to any external works in relation to the development hereby approved details of all hard and soft landscaping shall be submitted to any approved in writing by the Local Planning Authority. These details shall include:

(a) planting plans including schedule of plants noting species, plant sizes and proposed numbers/densities where appropriate;

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(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected (including the proposed refuse bin storage);

(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12, LP30 and LP34 of the Huntingdonshire Local Plan to 2036.

6. Condition.
The use hereby permitted shall not commence, until details of the facilities for the provision of secure covered cycle parking for use in connection with the development (one space per bedroom) have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the use hereby permitted is commenced and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

7. Condition.
The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house formerly known as The Church Hall, Ramsey Road, St Ives, PE27 5BZ and it shall at no time be independently occupied or let or disposed of, or used to accommodate bed-and-breakfast guests or other short-term visitors paying rent or fees.

Reason: To protect the amenity of neighbouring occupiers in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

8. Condition.
Notwithstanding any other permissions required, prior to the first occupation of the development (or prior to the commencement of the first use) the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

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Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

9. Condition.
Prior to the commencement of the use hereby permitted visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the back of the footway . Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the footway.

Reason: In the interests of highway safety in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

10. Condition.
The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway in accordance with Policies LP15 and LP17 of Huntingdonshire's Local Plan to 2036.

11. Condition.
A metalled surface shall be provided for a minimum distance of 5m along the access road from its junction with the public highway.

Reason: To prevent mud and extraneous material being deposited on the highway in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

12. Condition.
Prior to the first occupation of the development the proposed on-site parking area as shown on plan Floor Plans Proposed Revision_P03 shall be laid out, in accordance with the approved plan and thereafter retained for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

13. Condition.
Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no

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gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

14. Condition.
The development, hereby permitted, shall not be occupied until all identified flood alleviation and protection measures have been completed in accordance with the recommendations contained within the submitted Flood Risk Assessment ref ECL0278-2/TAVERNER prepared by Ellingham Consulting Ltd, dated March 2025 and received by the Local Planning Authority on the 5th of March 2025 and the 'Applicants' Response to Emergency Flood Measures document dated and received by the Local Planning Authority on the 8th of April 2025. The completed measures shall thereafter be retained in accordance with the approved measures.

Reason: To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

15. Condition.
The development hereby approved shall be carried out in accordance with the Preliminary Ecological Appraisal by Samsara Ecology dated October 2023 (ref 341 v1) received by the Local Planning Authority on 5th of March 2025.

Reason: To complement or enhance features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

16. Condition.
The dwelling hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: In accordance with Policy LP12j of the Huntingdonshire Local Plan to 2036.

17. Note to applicant.
This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the

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applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

18. Note to applicant.
The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

19. Note to applicant.
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in

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contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting referecne 25/00410/FUL

20. 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.

21. 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.

22. Note to applicant.
A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (ie details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for



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confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk .

23. Note to applicant.
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Huntingdonshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the statutory exemptions below is considered to apply.

*Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation
In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Street Naming and Numbering



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In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.

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