Committee Decision Date:
6th May 2002

Officer:
Frances Fry

Ref No: 0200994FUL Parish **Godmanchester**

Proposal: **Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation**

Location: **34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT**

Grid Ref: EASTING 524946 100 Code: **Full Planning Application**

NORTHING: 270530.800

Applicant	Agent
Mr And Mrs Szmelskyj **C/O Agent**	**A R Fitzjohn** **7 Rudyard Grove** **Gunthorpe** **Peterborough** **PE4 7UJ** Phone [redacted]

Registered **23rd April 2002**

Expiry: **18th June 2002**

Site Notice Exp **24th May 2002**

Press Notice Exp **23rd May 2002**

Constraints

Adjacent to Conservation Area

Classified Road

Land liable to flooding

Gas pipeline

Adjacent to Listed Building

Recommendations

Parish Obj Y (N)

Representations: (Y) N

Application Number: 02/00994/FUL

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

Mr And Mrs Szmelskyj
c/o A R Fitzjohn
7 Rudyard Grove
Gunthorpe
Peterborough
PE4 7UJ

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

Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation
at 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

in accordance with your application received on 22nd April 2002 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s

1 Condition The development hereby permitted shall be begun before the expiration of five years from the date of this permission

1 Reason To comply with Section 91 of the Town & Country Planning Act, 1990

2 Note to applicant The following planning policy documents and/or guidance are considered to be relevant to this decision
The Approved Development Plan which comprises
The Cambridgeshire Structure Plan 1995
The Huntingdonshire Local Plan 1995
Other relevant planning guidance (if any)
PPG1

[redacted]
Head of Planning Services
ufm67 rtf
Date 17th June 2002

Huntingdonshire DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

[redacted]
1A Tudor Road
GODMANCHESTER
Huntingdon
Cambs PE29 2EA

File Copy

Our Ref: 02/00994/FUL
Your Ref:

17th June 2002

Dear Sir/Madam

Proposal: Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation

Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

I refer to the correspondence you sent to the District Council regarding the above application I can now advise you that a decision has been reached on the application and can also confirm that the representations you made were taken into account in coming to that decision

The District Council as Local Planning Authority decided to Grant Permission to the application

If you have any queries regarding the conditions or reasons for the council's decision I would be pleased if you would contact the helpdesk on Direct Dial as I am not always in the office

I would take this opportunity to thank you for participating in consideration of the application as I regard the input of third parties as an important element in the decision making process even though at times the final decision may not always reflect all third parties wishes

Yours faithfully

Mr Steve Ingram
Development Control Manager
Operational Services Directorate

HUNTINGDONSHIRE DISTRICT COUNCIL

02/00994/FUL

OFFICER REPORT

Case No: 02/00994/FUL Full Planning Application

Proposal: Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation

Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

Applicant: Mr And Mrs Szmelskyj

Grid Ref: 00052494 00027053

DESCRIPTION OF SITE AND APPLICATION

This is a detached bungalow on the corner of Cambridge and Tudor Road Godmanchester The bungalow is set back from Cambridge Road There is a hedge to the western boundary which runs parallel with Tudor Road To the east of the site is a car sales garage

The proposal is for a single storey rear extension and dormer windows to teh front and rear Three chimneys are to be removed

NATIONAL GUIDANCE

PPG1

PLANNING POLICIES

CSP 1995 SP12/10
HLP 1995 H34 En25

PLANNING HISTORY

01/2729	Change of use to osteopathic clinic and dwelling Approved 21/3/02

CONSULTATIONS

Godmanchester Town Council	No objections

REPRESENTATIONS

1 letter of objection received summarised as follows

concerned about loss of privacy from rear dormer windows

SUMMARY OF ISSUES

The proposed extension is single storey and will replace an exisitng single storey structure It will be in keeping with the design and style of the bungalow The dormer windows are in keeping and do not look out of place Concern has been raised about the loss of privacy to the adjacent

propoerty at 1a Tudor Road however this is 25 metres to the east and of sufficient distance to ensure that the amenities of the neighbours are not adversely affected The proposal is acceptable

BACKGROUND PAPERS:

CONTACT OFFICER:
Enquiries about this report to **Frances Fry Development Control Officer 01480 388460**

RECOMMENDATION **Grant Permission to**

SUMMARY OF CONDITIONS

1 Condition The development hereby permitted shall be begun before the expiration of five years from the date of this permission

1 Reason To comply with Section 91 of the Town & Country Planning Act, 1990

2 Note to applicant The following planning policy documents and/or guidance are considered to be relevant to this decision
The Approved Development Plan which comprises
The Cambridgeshire Structure Plan 1995
The Huntingdonshire Local Plan 1995
Other relevant planning guidance (if any)
PPG1

Huntingdonshire
DISTRICT COUNCIL
Huntingdon PE29 3TN
Huntingdon PE29 3TN

Head of Planning Services
Pathfinder House
St Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

GODMANCHESTER TOWN COUNCIL
24 APR 2002
RECEIVED

Application Number 02/00994/FUL Case Officer Frances Fry
Proposal: Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation
Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

Observations of Godmanchester Town/Parish Council.

The Godmanchester Town Council considered this application at its meeting on 16 May 2002 and recommended APPROVAL

HOUSE
21 MAY 2002
ACKNO

RR 2415

[redacted] . Clerk to Godmanchester Town/~~Parish~~ Council

Date: 20 May 2002

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application

21 MAY 2002

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House - St Mary's Street Huntingdon PE29 3TN

Mr B Holden
Building Control Manager
Planning Department

Our Ref: 02/00394/FUL
Your Ref:

7th May 2002

Proposal: Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation
Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT
Applicant: Mr And Mrs Szmelskyj
Constraints: Adjacent to Conservation Area
Classified Road
Land liable to flooding
Gas pipeline
Adjacent to Listed Building

I enclose a copy of the above application Please make any comments by 21st May 2002.
If you wish to discuss this matter further, please contact Frances Fry on Direct Dial 8460

OBSERVATIONS:
Please tick the appropriate box

- ☐ No comments
- ☐ No objections
- ☐ No objections subject to
- ☑ Objections for the following reasons: means of escape from new bedrooms in roof space not adequate.
- ☐ I require an additional 14 days

SIGNED: [redacted]

Date: 8/5/02

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

1A Tudor Road
Godmanchester
Huntingdon
Cambs
PE29 2EA

Ref 02/00994/FUL

Dear Frances Fry,

In reply to the erection of dormer windows, Location 34 Cambridge Road. I do not agree with the proposal of a dormer window at the back of the property, which will take away the privacy that I have had for the last twenty years

3 R 1/5

PF

Yours Faithfully

[redacted]

[redacted]

Sec 14/5

Fry, Frances [redacted]
To: T[redacted]
Subject: RE Planning Application at 34 Cambridge Road Godmanchester

Further to your email 10 May 2002 Please accept this email as an acknowlegement I can confirm that officers will determine the application by the 18 June

Kind Regards

Frances Fry
Development Control Officer

-----Original Message-----
From: **Peters, Rita (OS Admin)**
Sent: 14 May 2002 09 15
To: Fry, Frances (Planning)
Subject: FW Planning Application at 34 Cambridge Road Godmanchester

thanks Fran

Rita

-----Original Message-----
From: [redacted]
Sent: 1[redacted]
To: Developmentcontrol@huntsdc gov uk
Subject: Fw Planning Application at 34 Cambridge Road Godmanchester

----- Original Message -----
From: [redacted]
To: mail@huntsdc gov uk
Sent: Wednesday, May 08, 2002 5 43 AM
Subject: Planning Application at 34 Cambridge Road Godmanchester

Planning Reference No 02/00994/FUL

Dears Sirs

With reference to the above planning application I have recently been informed by my clients, Mr & Mrs A Szmelski, that they do not wish to agree to the extension of time after the determination date of 18th June 2002

Could you please acknowledge receipt of this E Mail and indicate that you will comply with their request

Yours sincerely

Tony Fitzjohn

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS REGULATIONS 1990

PLANNING PERMISSION
02/00268/REM
Land At Ashbeach Road Ramsey St Marys
Approval of siting, design, external appearance, means of access and landscaping for the erection of 15 houses and garages

PLANNING PERMISSION AFFECTING THE SETTING OF A CONSERVATION AREA
02/01065/FUL
15A Church Street Yaxley
Extensions to dwelling
02/01090/FUL
Sunnyside Montagu Street Eynesbury
Extensions to dwelling
02/01095/FUL
Land Adjacent 24 Church Street Somersham
Demolition of existing buildings and erection of dwelling and garage
02/00955/S73
57 High Street Earith
Variation of condition 3 of 92/1524 to allow Sunday trading between 6pm and 10pm
02/00959/OUT
The Hangars Brookside Molesworth
Erection of dwelling
02/01118/FUL
Windward 7 The Grove Hartford
Erection of conservatory

PLANNING PERMISSION AFFECTING THE SETTING OF A LISTED BUILDING AND A CONSERVATION AREA
02/01116/FUL
4 Rectory Lane Wyton
Extension to dwelling
02/01120/FUL
Land Adjacent 2 Colne Road Bluntisham
Erection of dwelling and garage
02/01124/FUL
Kymlea House 11 Cage Lane Great Staughton
Erection of three dwellings and garages
02/00994/FUL
34 Cambridge Road Godmanchester
Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation
02/01032/FUL
The Millers Arms 38 Ackerman Street Eaton Socon
Erection of extension and alterations to public house
02/01059/FUL
Land Rear of 6-12 Station Road Catworth
Erection of dwelling

PLANNING PERMISSION AFFECTING THE SETTING OF A LISTED BUILDING AND LISTED BUILDING CONSENT
02/01093/FUL AND
02/01094/LBC
18 Great North Road Stibbington
Extension and alterations to dwelling

Any person wishing to make representations should write to the Head of Planning Services, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN within 21 days of the publication of this Notice

Copies of the submitted plans can be inspected at the Planning Division of the Operational Services Directorate

The provisions of the Local Government (Access to Information) Act, 1985 require that any letters received may be made public and if an application results in an appeal, copies of representations will be sent to the Department of the Environment, Transport and the Regions and the Applicant

MALCOLM SHARP
HEAD OF PLANNING SERVICES

398399

FF

posted 1/5/02
on Long post

NOTICE OF PROPOSED DEVELOPMENT

Huntingdonshire District Council

TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed Development at:

34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

I give notice that Mr And Mrs Szmelskyj

Is applying to HUNTINGDONSHIRE DISTRICT COUNCIL for:

PLANNING PERMISSION AFFECTING THE SETTING OF A LISTED BUILDING AND A CONSERVATION AREA

Proposal: Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation

Ref: 02/00994/FUL

Any one wishing to make representations about this application should write to the Head of Planning Services, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN within 21 days of the publication of this Notice Copies of the application may be inspected at this address during normal office hours Please quote the application reference number in any representations

Owing to the provisions of the Local Government (Access to Information) Act, 1985 any representations received may be made public and if the application results in an appeal, copies of representations will be sent to the Planning Inspectorate and the Applicant.

MALCOLM SHARP
HEAD OF PLANNING SERVICES

Date 3rd May 2002

Huntingdonshire
DISTRICT COUNCIL

ufm57 rtf

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Mr And Mrs Szmelskyj
c/o A R Fitzjohn
7 Rudyard Grove
Gunthorpe
Peterborough
PE4 7UJ

Filecopy

Our Ref: 02/00994/FUL
Your Ref:

23rd April 2002

Dear Sir/Madam

Extensions to dwelling including el[illegible]of[illegible]r windows to allow formation of first floor accommodation
34 Cambridge Road Godmanchester H[illegible]ingdon Cambridgeshire PE29 2BT

Your application, as described above, was registered on 23rd April 2002 and is due to be determined by 18th June 2002 If this is not possible it will be assumed that you have no objections to an extension of the time period unless you notify the Local Planning Authority to the contrary However, you are entitled to appeal to the Planning Inspectorate against non-determination if no decision is reached within the statutory eight week period

Appeals must be made on a form, which is obtainable from the Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Planning Officer will now begin processing your application. Should you wish to discuss the progress of the application please contact the Help Desk in 4-5 weeks when replies to consultations should have been received

Your application is a public document and any neighbours will be informed of the application and given the opportunity to comment.

Planning permission may not be the only approval required to carry out the development and it is your responsibility to ensure that any other relevant approvals are obtained. Building Regulations consent may be required for building or engineering works and you are advised to obtain advice from the Building Control Section of this Directorate on 01480 388455
If you wish to discuss this matter further, please contact the help desk on Direct Dial 01480388426 .
Please accept this letter as a receipt for the fee of £110 00 received 3rd April 2002
Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Mr A J Welton
The Town Hall
1 Post Street
Godmanchester
Huntingdon
Cambs
PE29 2NB

File Copy

Our Ref : 02/00994/FUL
Your Ref:

23rd April 2002

Dear Clerk

PARISH COUNCIL CONSULTATION – APPLICATION REF. 02/00994/FUL

Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation
34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

Enclosed are the forms and plans relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development Any representations made should be representations of the Parish Council as such and not of individuals

Residential neighbours abutting the site of this application will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

You may return the plans with your reply If, however, the plans are retained you should not allow unauthorised copying Plans may, however, be made available to the public for inspection during the consultation period

I should be pleased to receive your Council's views as soon as possible or in any case by 14th May 2002

If you wish to discuss this matter further, please contact the help desk on Direct Dial or the case officer Frances Fry on 01480 388460.

Yours faithfully

Steve Ingram
Development Control Manager

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

M Vigor
Strategic Planning
Cambridgeshire County Council
Shire Hall
Castle Hill
Cambridge
CB2 0AP

File Copy

Our Ref: 02/00994/FUL
Your Ref:

23rd April 2002

Dear Sir/Madam

Planning Application Consultation
Proposal: Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation
Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

I enclose a copy of the above application and should be grateful for any views your Council may have as County Planning Authority by 14th May 2002

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial 01480388426

Yours faithfully

Frances Fry
Development Control Officer
Operational Services Directorate

Tel 01480 388460

Mrs L Brown
Conservation and Design Team Leader
C/o Mr R Probyn
Planning Policy Manager
Planning Department

File Copy

Our Ref: 02/00994/FUL
Your Ref:

23rd April 2002

Proposal: Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation
Location: 34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT
Applicant: Mr And Mrs Szmelskyj

I enclose a copy of the above application Please make any comments by 7th May 2002.

If you wish to discuss this matter further, please contact Frances Fry on Direct Dial 8460

OBSERVATIONS:

Please tick the appropriate box

☐ No comments

☐ No objections

☐ No objections subject to

☐ Objections for the following reasons

☐ I require an additional 14 days

SIGNED:

Date:

00931/02

TONY FITZJOHN

7 Rudyard Grove, Gunthorpe, Peterborough, PE4 7UJ

Telephone/Fax [redacted]

Date 18th April 2002

My Ref 02-05

Your Ref 02/00994

Mrs Jackie Holland
Planning Department
Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN

Dear Mrs Holland

34 Cambridge Road, Godmanchester.

Further to our telephone conversation of 18th April please find enclosed six copies of location plan for the above

Should you require any further information please do not hesitate to contact me

Yours Sincerely

[redacted]

Tony Fitzjohn

Encl

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Mr And Mrs Szmelskyj
c/o A R Fitzjohn
7 Rudyard Grove
Gunthorpe
Peterborough
PE4 7UJ

File Copy

Our Ref: 02/00994/FUL

16th April 2002

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
Extensions to dwelling including erection of dormer windows to allow formation of first floor accommodation
34 Cambridge Road Godmanchester Huntingdon Cambridgeshire PE29 2BT

I have received an application for the above However, I regret that it is not complete and I still require the following

6 copies of a 1.2500 or 1:1250 scale location plan showing the site outlined in red so that it may be identified, and any adjoining land in the same ownership in blue Plans may be purchased from the Planning Department If these are required please complete the attached slip and send with a cheque for £24 71

NB In the event of plans being returned to the applicant/agent for further information/amendment one copy is held by this office for reference purposes
No action can be taken to determine the application without this information If you do not reply by 21st May 2002, it will be assumed that you do not wish to proceed, and the application may be returned to you.
If you wish to discuss this matter further, please do not hesitate to contact me or Eamonn Minihan on 01480 388420

Yours faithfully

Mrs J Holland
Administrative Officer
Operational Services Directorate

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

NOTE This form incorporates details of fees which are required to accompany applications received after 28th March 2002

00994/02

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (Fees for Applications and Deemed Applications) (Amendment) Regulations 2002

PLANNING APPLICATION CHARGES Planning applications are required to be accompanied by a fee payable to the District Authority to whom application is made. Please read the scale of charges overleaf and the notes, complete the following details and submit this form, together with the appropriate fees, with your application. Failure to complete this form or deposit the correct fee may result in the application being delayed.

In cases of doubt please consult the relevant District Planning Authority to ascertain the correct fee.

PLEASE USE BLOCK CAPITALS	
Applicant's Name	Agent's Name (if any) ....
Address	Address . . . .
....	.. . .
. .. .	.. . .

1	Brief Description and location of development	
2	Where applicable please complete the following	
	(i) site area (outline, minerals, operations)	(i) ha
	(ii) no of dwelling units or additional units	(ii)
	(iii) gross floor area created (non residential)	(iii) sq m
3	Is exemption claimed from payments?	YES/NO
	If so, please specify reasons (*see notes overleaf*)	
	(i) for disabled persons requirements	(i) YES/NO
	(ii) the development would otherwise be permitted	(ii) YES/NO
	(iii) modified proposal by the same applicant within 12 months	(iii) YES/NO
		Previous ref no
	(iv) resubmission within 12 months of withdrawn or refused application (ref no and date of submission of withdrawn application, or ref no and date of previous refusal should be given	(iv) YES/NO Previous ref no Date
	(v) same use class - required by planning condition	(v) YES/NO
	(vi) Consolidating minerals application	(vi) YES/NO
4	Is a reduced fee claimed? (If so, reasons below)	YES/NO
	(i) application by Parish Council	(i) YES/NO
	(ii) for non-profit making sports club	(ii) YES/NO
	(iii) approval of reserved matters where full fee has been paid	(iii) YES/NO
	(iv) alternative proposals for same site	(iv) YES/NO
5	Indicate category of development for which payment is made (see list of categories overleaf)	
6	Amount enclosed with this application	£ 110 00

RECEIVED 11.0.00 0065

Signed	*Date*

NOTES

1 Payment should preferably be made by crossed cheque made payable to the District Council to whom application is made The Council will accept no liability if cash is sent by unregistered post.

PLANNING CHARGES FROM 1st APRIL 2002

SUMMARY OF CHARGES PROVIDED FOR IN THE REGULATIONS

CATEGORIES		FEE PAYABLE	MAXIMUM FEE
Operations			
1 New dwellings	(a) Outline	£220 per 0 1 hectare	£5,500
(b)	Others	£220 per dwelling	£11,000
2 Buildings (other than dwellings agricultural buildings or plant and glasshouses etc)	(a) Outline	£220 per 0 1 hectare	£5,500
	(b) Others		
(i) where no floor area is created		£110	
(ii) where the floor area created is below 40 sq m ,		£110	
(iii) where floor area is between 40 & 75 sq m		£220	
(iv) where floor area exceeds 75 sq m		£220 per 75 sq	£11,000
3 Agricultural buildings on agricultural land (other than glasshouses)	(a) Outline	£220 per 0 1 hectare	£5,500
	(b) Others		
(i) where gross floor area is less than 465 sq m		£40	
(ii) where floor area is between 465 and 540 sq m		£220	
(iii) where floor area exceeds 540 sq m		additional £220 per 75sq m	£11,000
4 Glasshouses and Poly tunnels agricultural land			
	(a) up to 465 sq m	£40	
	(b) exceeding 465 sq m	£1,235	
5 Erection, alteration or replacement of plant and machinery		£220 per 0 1 hectare	£11,000
6 Enlargement, improvement or alteration of dwellings for domestic purposes			
(a) in respect of one dwelling		£110	
(b) 2 or more dwellings		£220	
7 (a) Operations within residential curtilage for domestic purpose (including buildings, gates and fences etc)		£110	
(b) Car Park, road and access to serve single undertaking where associated with existing use		£110	
8 Operations connected with exploratory drilling for oil or gas		£220 per 0 1 hectare	£16,500
9 Operations not within above categories			
(a) Maximum mineral operations		£110 per 0 1 hectare	£16,500
(b) Maximum in other cases			£1,100
Uses			
10 Change of use of a building to one or more dwellings			
(a) from existing dwelling to two or more dwellings		£220 per extra dwelling	£11,000
(b) from other building to one or more dwellings		£220 per dwelling	£11,000
11 Use for disposal of refuse or waste materials and open mineral storage		£110 per 0 1 hectare	£16,500
12 Material change of use in land or buildings other than above		£220	
Advertisements			
A1 Advertisement on business premises or other land within the business curtilage relating to nature of business, goods sold, services provided, or name of persons undertaking business		£60	
A2 Sign relating to business in the locality but not visible from that site		£60	
A3 All other advertisements		£220	
Determinations			
Applications submitted under parts 6, 7 or 31 of the (General Permitted Development) Order 1995		£40	
" " part 24		£220	

CALCULATION OF FEES

(a) Floor & site areas

(i) Fees based on floor areas are measured externally

(ii) Any excess over multiples of 75 sq m (full or detailed applications) or 0 1 ha (outline applications) are rounded up to the nearest 75 sq m or 0 1 ha)

(b) Mixed Category Applications

(i) Where applications (other than outline) are for development in Category 1 and development in Categories 2, 3 or 4, the fees for each part of the application are calculated separately and are added together

(ii) Where applications are for development within more than one of categories 2, 3 and 4 or categories 5-12, the fee for each category is calculated separately and the highest fee is payable

Summary of Exemptions Fees are not payable in the following circumstances

(a) Facilities for Disabled Persons

Where the development relates to alterations or extensions to a dwelling house or operations within the curtilage of a dwelling house and the development is for the purpose of providing access or facilities for greater safety, health or comfort of a resident or intended resident who is disabled (i e within any of the descriptions to which Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of the Children Act 1989) This exemption extends to works to improve a disabled access to a public building

(b) Development otherwise P.D.

Applications required by a restrictive condition on a previous planning permission, or because of the effect of an Article 4 direction, for development which is otherwise permitted by a General Development Order, or for a change of use within the same class specified in the Use Classes Order

(c) Resubmissions

Resubmissions of applications following refusals of permission or withdrawn applications, and the submission of amended proposals following the grant of permission or approval of reserved matters subject to the following conditions

(i) The application is made within twelve months of the date of the decision or, in the case of a withdrawn application, within twelve months of the date the previous application was submitted

(ii) The site is the same as, or part of the original site and no other land is included

(iii) The development is of the same character

(iv) The applicant is the same

(v) That the earlier application is one to which no exemption was granted and the relevant fee was paid

(vi) If the original application was in outline the resubmission is in the outline

SUMMARY OF REDUCED FEES

1) Use of land for sports fields or other ancillary operations (other than buildings) by non profit making club or society - fee payable £220

2) Applications for approval of one or more reserved matters require fees in accordance with the schedule, except where such applications have been previously made and the sum is not less than would be payable in respect of all reserved matters authorised by the outline permission On subsequent applications for approval of reserved matters by the same applicant the fee payable is £220

3) Applications by Parish Councils - fee payable is one half the normal rate

4) Alternative proposals on the same site Submitted by the same applicant Highest category at full fee, remainder at half fee (Normal fees are required for duplicate applications)

5) Applications straddling district or county boundaries are subject to special rules (Para 8 of DOE circular 73/91 relates) Generally one fee is paid to the authority having the larger site but calculated by the whole scheme, and subject to special ceiling Applicants in these cases and any other cases of doubt are advised to consult the district planning authority

6) Renewal of permission - fee payable £110 unless the original permission was not implemented and has expired

7) Variation or removal of a condition £110

FORM 2

HUNTINGDONSHIRE DISTRICT COUNCIL 0994/02

Planning Division, Operational Services Directorate,
Huntingdon, Cambs. PE29 3TN

Town and Country Planning Act 1990 – Section 66
Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7(1)

NOTIFICATION TO OWNERS AND AGRICULTURAL TENANTS

1 Section 66 of the Town and Country Planning Act, 1990 provides that the local planning authority shall not entertain an application for planning permission unless it is accompanied by certain certificates This is designed to secure that owners of land, and agricultural tenants, are given notice of applications relating to their land It is the duty of applicants to give the necessary notices, and to provide the appropriate certificates You should therefore read the paragraphs below, which summarise the material provisions of the section, and send in the appropriate certificates when completed, with your application

A If you are the sole freeholder or leaseholder of all the land to which the application relates you should complete Certificate A

B If you are not the sole freeholder or leaseholder of all the land to which the application relates, and you know all the names and addresses of owners of the land, you should send them notice in the form shown overleaf and complete Certificate B

C If you know the names and addresses of some of the owners of the land to which the application relates, but not all of them, you should complete and send the Notice to all those whose names and addresses you know, and publish the same Notice in a local newspaper The newspaper notice should be published not earlier than twenty-one days before the date of the application You should then complete Certificate C

D If you do not know the names and addresses of any of the owners of the land to which the application relates, you should complete and publish the Notice in a local newspaper This notice should be published not earlier than twenty-one days before the date of the application You should then complete Certificate D

(Certificates C and D can be obtained from the Council)

2 Section 68 – Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular shall be guilty of an offence

3 The notice and certificates referred to in these notes are prescribed by the Town and County Planning (General Development Procedure) Order, 1995

CERTIFICATE A – *Where the Applicant is Owner (see definition below)*

I CERTIFY THAT:

1 On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates

*2 None of the land to which the application relates is, or is part of, an agricultural holding

Signed [redacted] . On behalf of Mr & Mrs a Szmelsky]

02-04-02 . . . Date

* If any part of the land is or is part of an agricultural holding as described below, this statement must be deleted and the AGRICULTURAL HOLDINGS CERTIFICATE overleaf completed

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DEFINITIONS

1 Owner means a person having a freehold or a leasehold interest the unexpired term of which is not less than 7 years

2* An Agricultural Holding is land compromised in a contract of tenancy If there is no tenancy involved, even if the land is used for agricultural purposes it is NOT an agricultural holding for the purposes of this form

Huntingdonshire DISTRICT COUNCIL

Form1 part 1

0094/02

APPLICATION FOR PLANNING PERMISSION

Please read the accompanying notes before completing this form Please use a dark coloured ink as the form will need to be reproduced Completed forms should be returned to Head of Planning, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon,Cambs PE18 6TN

1. Applicant (Block capitals please)	**2. Agent** (if applicable)
Name Mr & Mrs A Szmelskyj	Name A R Fitzjohn
Address 36 St Ann,s Lane Godmanchester Huntingdon Cambs	Address 7 Rudyard Grove Gunthorpe Peterborough
Postcode PE29 2JE	Postcode PE4 7UJ
Daytime Tel No [redacted] Fax No	DaytimeTel No [redacted] Fax No

3. Address or location of Application Site

34 Cambridge Road, Godmanchester, Huntingdon.

4. Brief Description of Development

demolition of existing single storey to rear, new extension to rear and loft conversion.

5. Type of Application (Tick one box only, A-E)

i)

A. Full Application ☑ D. Outline ☐

B. Removal or Alteration of Condition/s on an Existing Permission ☐ E. Approval of Reserved Matters ☐

C. Renewal of an Unexpired Permission ☐

ii) If your application is for:

- Outline(D), Please tick matters to be reserved for subsequent approval.

- Approval of Reserved Matters(E), Please tick the matters to be considered.

☐ Siting ☐ Design ☐ External Appearance ☐ Means of Access ☐ Landscaping

iii) If your application is for B, C or E, please give details of the existing permission below:

Application Ref. No : Condition Nos : Date of Permission :
(applicable for B only)

6. Details of Proposal

a) Is the proposal for a temporary period? Yes ☐ No ☑

b) Is the application made in retrospect? Yes ☐ No ☑

Does the proposal involve:

c) Change of use? Yes ☐ No ☑

d) Alteration or extension of building/s? Yes ☑ No ☐

e) Demolition of any buildings? Yes ☐ No ☑

If yes, please state which buildings to be demolished

d) Erection of or alterations to create new dwellings? Yes ☐ No ☑

If yes, please state the number of units, type and the number of storeys

e) Is the application for any of the following purposes?

	Yes	No		Yes	No
Industrial	☐	☑	Storage	☐	☑
Office	☐	☑	Shopping	☐	☑
Warehousing	☐	☑	Any Commercial Use where staff/ parking/ operating hours involved	☐	☑

If you have answered YES to any of the above you should also complete. Part 2

7. Interest

a) Is the applicant the owner? ☑ Lessee? ☐ prospective purchaser? ☐

b) Does the applicant own or control any adjoining land? Yes ☐ No ☑

c) Has any part of the property/site been in council ownership? Yes ☐ No ☑

8. Site Area (Outline Applications)

a) Size of the site ...0.067 hectares. b) Dimension of the site frontage 17 metres.

9. Use (All applications)

What is the building/land used for at present? Residential

If it is unused at present what was it last used for?

What date did the last use cease?

10. Access

Do you propose to:

Construct a new access to a road?	Yes	☐	No	☑
If yes	pedestrian	☐	vehicular	☐
Alter an existing access?	Yes	☐	No	☑
If yes	pedestrian	☐	vehicular	☐
Provide any new public roads within the site?	Yes	☐	No	☑

11. Public Rights of Way

Do you propose to alter or divert a pub. footpath or R.O.W..	Yes	☐	No	☑
Is the site adjacent to a public footpath or Right of Way?	Yes	☐	No	☑

12. Access and Facilities for People with Disabilities

Have you made provision for people with disabilities?	Yes	☑	No	☐

13. Car Parking

State No. of existing car parking spaces ...2.....

State total No. of car park. spaces provided in new development ...5.....

14. Drainage

a) State method of disposal of surface water ex. s.w. system

b) State method of disposal of foul sewage ex. main sewer

c) If septic tanks are used, have ground conditions been investigated Yes ☐ No ☑

15. Materials

Please state the type and colour of proposed:

Exterior wall facings Facing brickwork to match existing

Roofing materials Concrete plain tiles colour to match existing

Site boundaries/Fencing/Boundary walls all as stated on site plan

16. Height of Building

Please state the maximum height of the proposal 6.9 metres. (existing)

17. Trees, Shrubs or Hedges

Do you propose to:

a)	remove or cut back any trees, shrubs or hedges?	Yes	☐	No	☑
b)	plant any trees, shrubs or hedges?	Yes	☐	No	☑

18. Previous Applications

Have you made any previous applications for this proposal? Yes ☐ No ☑

If yes, please state: Reference No.

Date of Application

Have you made an application for Building Regs. Approval Yes ☐ No ☑

19. Planning Fee

Is the planning fee enclosed? Yes ☑ No ☐

Amount of fee £ 110-00

If the fee is reduced or not applicable, please state reason .....

.....

20. Plans

Please list the drawings and plans description and ref Nos. submitted with the application below.

Plan / drawing description	Reference
Location Plans	
Drawings	02-05-1&2/3

Please continue on a separate sheet if required.

I hereby make an application in accordance with the details on this form and the accompanying plans, drawings and any other additional supporting information supplied.

Signed ....[redacted]..... On behalf of Mr & Mrs A Szmelskyj

Dated 02-02-02

Checklist

- ** 6 copies of this form(form 1part 1), completed, signed and dated
- ** 6 copies of form 1 part 2, completed, signed and dated if your application is for industrial, office, warehousing, storage or shopping purposes
- ** 2 copies of the completed certificate of ownership
- ** The planning fee – cheques payable to Huntingdonshire District Council
- ** 6 copies of metric scaled plans, i.e. Location plan,
  Site layout plan,
  Floor plans and Elevations

Huntingdonshire District Council

NB. NOT PART OF APP.



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Date 22/04/2002 Scale 1 1250

Planning Services

00994/02

Site Location Plan



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Date: 21/03/2002 Scale 1:1250

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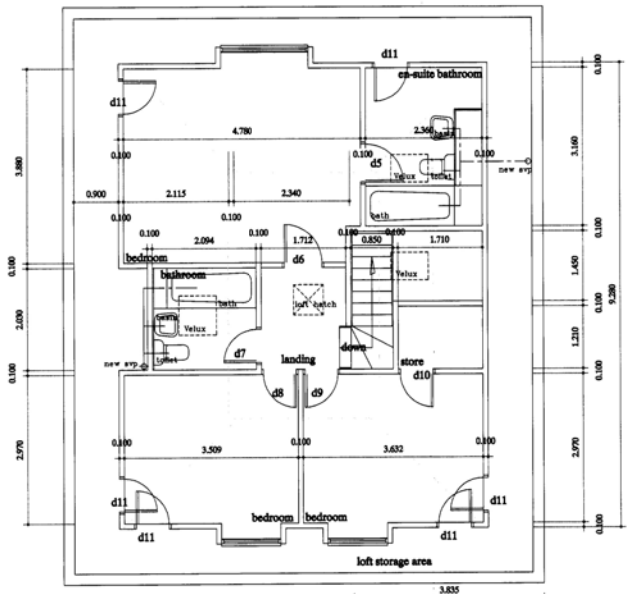
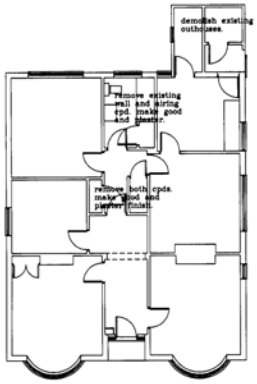
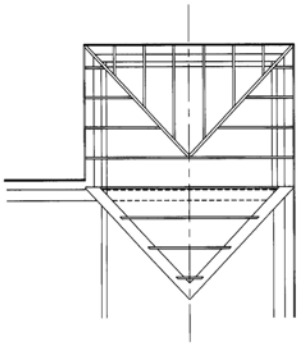


proposed first floor plan

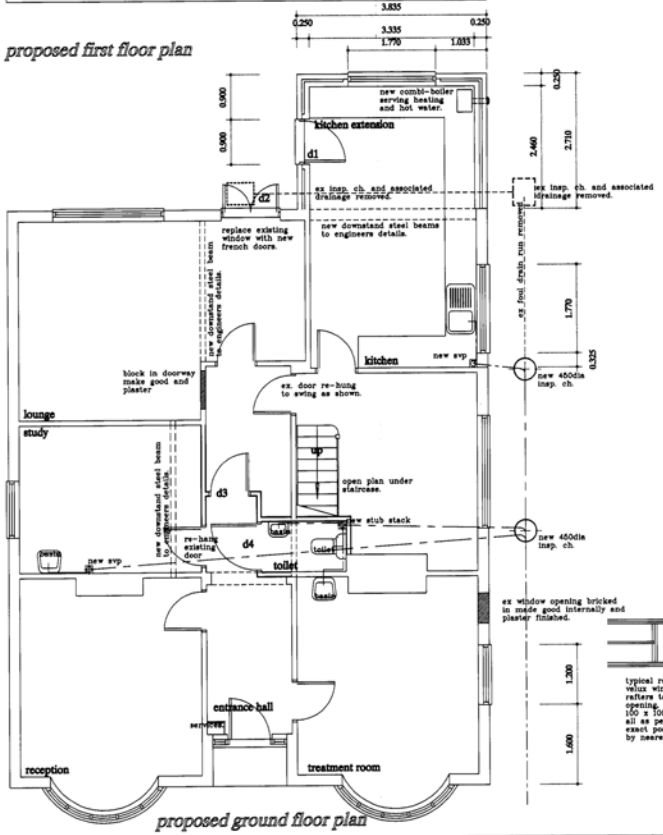


existing ground floor plan

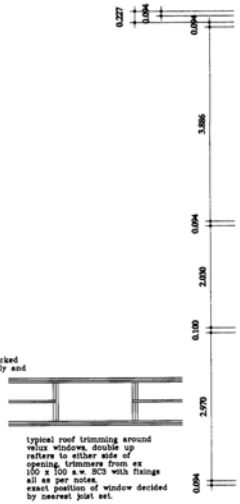
Note ! chimmney to kitchen to be totally removed, chimmneys to front rooms to be removed to ground floor ceiling level.



extension roof plan

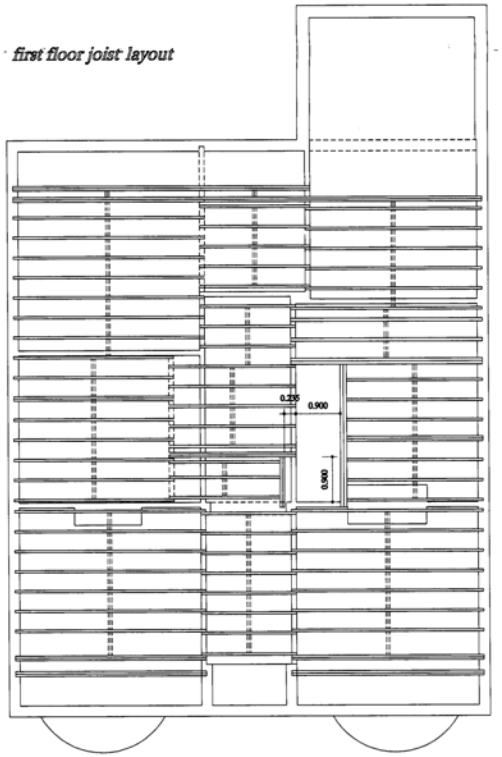


proposed ground floor plan



typical roof trimming around velux windows, double up rafters to either side of opening, trimmers from ex 100 x 100 s.w. SC3 with fixings all as per notes, exact position of window decided by nearest joist set.

first floor joist layout



APPROVED PLAN REFERRED TO IN APPLICATION NO. 00994/02 DATED 17/6/02

NOTES

Extension Roof

All from engineered trusses by approved manufacturer to CP113 Part 3 set at 600mm crs. and to be supplied complete with all bracings and binders and all to be in accordance with BS5268 Part 3 and relevant code of practice.

00994/02

Timber Sizes.

wall plates	ex50 x 100 s.w.
facias	ex25 x 200 s.w.
sophits	12,5mm superlux board
valley boards	12,5mm w&bp plywood x 225mm wide

Fixing Details

fix plate to all walls with galv. m.s. straps 30 x 5 c.s.a. x 800mm long at max 1200mm crs.

fix roof to all walls with galv. m.s. straps 30 x 5 c.s.a. at max 1200mm crs. across three rafters/joists and s.w. blocked out under.

fix trusses to plates with truss clips.

bird mouth trusses over wall plates.

First Floor Joist Plan Timber Sizes

joists	ex 47 x 225 s.w. SC3 @ 400mm crs.
stairwell trimmers	ex 63 x 225 s.w. SC3

Joist Fixings

double up joists under stud walls, fix joists together with 10mm dia nuts, bolts and washers at 450mm crs.

double up trimmers to stairwell and fix together as above.

ex 44 x 44 sw as herringbone strutting at mid span of joists

fix joists to stairwell trimmers with joist hangers type TTL by Catnic or similar, nail fixed through all holes.

where applicable fix joists to wall with 30 x 5 c.s.a. galv. m.s. straps at 900mm crs. across three joists and s.w. blocked out under.

fix joists to existing wall plates with angle brackets by BAT or similar nail fixed through all holes.

set new first floor joists 10mm above existing ceiling level to keep new first floor loadings minimal to existing ceiling.

where existing ceiling joists are cut, around stairwell and at balcony fix ceiling joists to trimmers with joist hangers type TTL by Catnic fixings as stated above, nail fif ceilings to new joists if applicable.

Trimming Around Velux Windows.

double up rafters to either side of new openings and fix together with 10dia nuts, bolts and washers at 450mm crs.

ex 100 x 100 s.w. SC3 trimmers to new opening fixed to rafters with 10dia coach screws, two per side.

beam over roof terrace opening and relevant fixings all to engineers details.

Scale Reference

Designs.
Tony Fitzjohn
7 Rudyard Grove, Gunthorpe, Peterborough, PE4 7UJ.
Telephone/Fax 01733-573239

PROJECT Proposed Loft Conversion and Extension to :- No34 Cambridge Road Godmanchester Floor Plans, Roof and First Floor Joist Plans	CLIENT Mr & Mrs A Szmelskyj
	DATE 25-02-02
	SCALE 1:50 &1:100
	DRG.No. 02-05-2/3

A1

00994/02

NOTES

External Finishes.

Walls - Facing brick to match existing.

Roofs - Plain concrete tile colour to match existing.

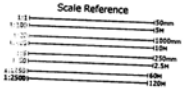
Windows, Doors - From white UPVC, to styles as shown on elevations.

Rainwater Goods - Black UPVC to match existing, h.r. gutters to cicular downpipes.

APPROVED PLAN REFERRED TO IN APPLICATION NO. 00994/02

DATED 17/6/02

Scale Reference

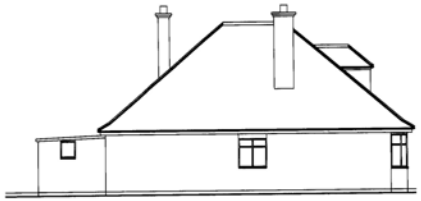




existing rear elevation



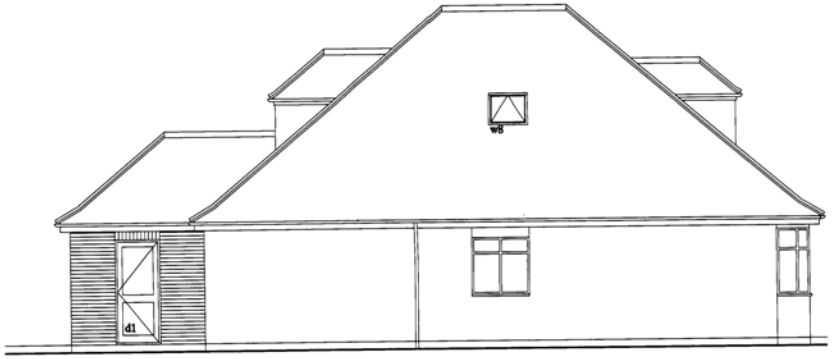
existing side elevation



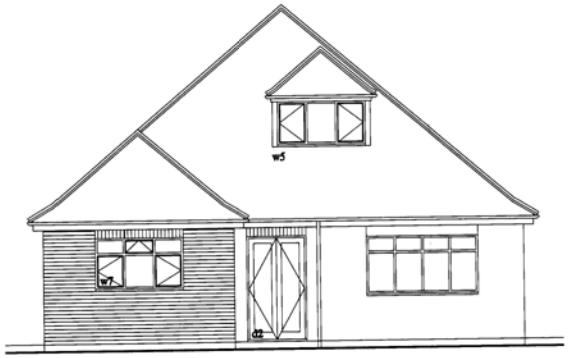
existing side elevation



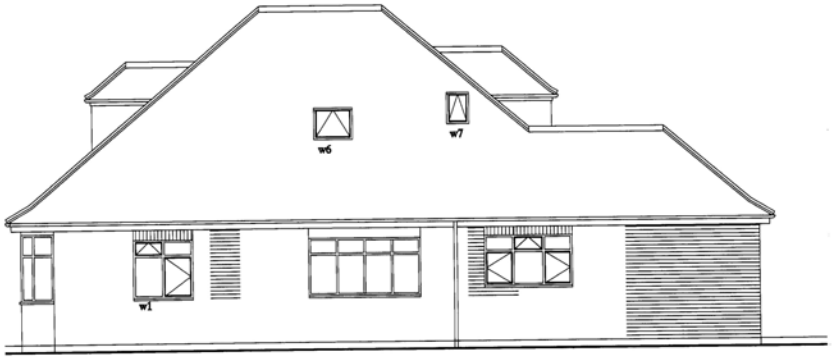
existing and proposed front elevation
proposed with chimney's removed



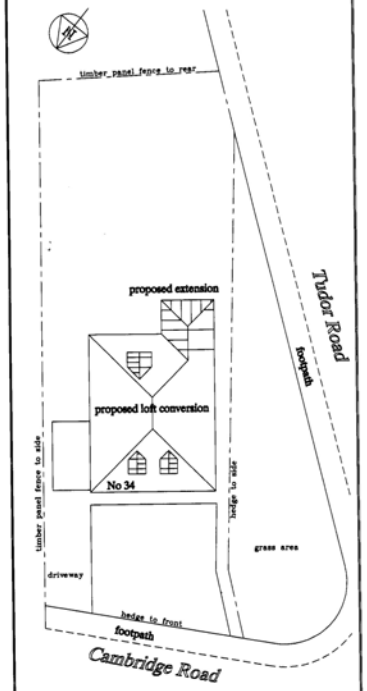
proposed side elevation



proposed rear elevation



proposed side elevation



site plan 1:200

03 APR 2002

Designs.
Tony Fitzjohn
7 Rudyard Grove, Gunthorpe, Peterborough, PE4 7UJ.
Telephone/Fax 01733-573239

PROJECT Proposed Loft Conversion and Extension to :- No34 Cambridge Road Godmanchester Elevations	CLIENT Mr & Mrs A Szmelskyj
	DATE 25-02-02
	SCALE 1:50 & 1:100
	DRG.No. 02-05-1/3