Application Number: 25/00927/S73

TOWN & COUNTRY PLANNING ACT 1990

Section 73 amendment to planning permission

Mr Jason Tyers
JPT Design Consultants Ltd.
The Studio
23 Halifax Road
Upper Cambourne
CB23 6AX

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

Proposal: Variation of conditions 3 (Demo old before new), 5 (Biodiversity Method Statement), 6 (Barn Owl Mitigation Strategy) and 10 (Bin Store) pursuant to 24/01996/FUL

Site address: Rectory Farm Morborne Road Folksworth Peterborough

Applicant: Mr And Mrs Chamberlain

in accordance with your application received on 22nd May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Block and Location plan	JPT/CLN/0423/003	Rev F	22.05.2025
Floor plans and Elevations	JPT/CLN/0423/002	Rev E	10.01.2025

Subject to the following condition/s.

1. Condition.
   The development hereby permitted shall be begun before the 16.01.2028.

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

C. Kerr

Clara Kerr
Chief Planning Officer

Date 23rd September 2025

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

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2. Condition.
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.
The existing dwelling known as Rectory Farm and associated outbuildings indicated on plan Site Location, Existing Floor and Elevation Plans (JPT/CLN/0423/001 Rev B) received by the Local Planning Authority 10/01/2025 shall be demolished in its entirety 6 months after first occupation of the new dwelling hereby permitted.

Reason: The application has been assessed as acceptable and complying with Local Plan Policy LP10 and LP33 on this basis. For the avoidance of doubt and to ensure the development is carried out in accordance with the details submitted and approved for the application.

4. Condition.
The development hereby permitted shall consists exclusively of a dwelling which is self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

Reason: For the development hereby permitted to be exempt from mandatory 10% Biodiversity Net Gain (BNG), as per Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

5. Condition.
The development shall be carried out in accordance with the Biodiversity Method Statement by Lingna Consultancy and dated the 14/03/2025 and received by the Local Planning Authority 22/05/2025.

Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

6. Condition.
The development shall be carried out in accordance with the Barn Owl Mitigation Strategy by Lingna Consultancy and dated the 14/03/2025 and received by the Local Planning Authority 22/05/2025.

Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

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7. Condition.
No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

8. Condition.
The dwelling(s) hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

9. Condition.
The dwelling(s) 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 LP12 of the Huntingdonshire Local Plan to 2036.

Informative: 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.

10. Condition.
The wheeled bin storage facilities detailed on Dwg No. JPT/CLN/0423/003 Rev F received by the Local Planning Authority 22/05/2025 shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Reason: To ensure appropriate provision for the storage of bins in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

11. Condition.
Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction and demolition.

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

12. 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.

13. 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.

C. Kerr

Clara Kerr
Chief Planning Officer

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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.

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.

C. Kerr

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Chief Planning Officer

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