Application Number: 25/00947/CLPD

Town and Country Planning Act, 1990: Section 192
(as amended by Section 10 of the Planning Compensation Act, 1991)

Town and Country Planning (Development Management Procedure) (England) Order 2015
(Amended)

Darren Colby
119 Rowell way
Sawtry
Huntingdon
PE28 5WA
United Kingdom

The Huntingdonshire District Council hereby certify that on the 27th of May 2025 the operation described 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 single storey side extension as detailed on Proposed Elevations (CH25.01-4) and Proposed Floor Plans (CH25.01-3) received by the Local Planning Authority on 27th of May 2025 is considered to be permitted development within the meaning of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (Amended).



Clara Kerr
Chief Planning Officer
Development Services
Corporate Delivery
(Councils Authorised Officer)
On 23rd July 2025

Date 23rd July 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

First Schedule
Lawful Development Certificate for a Proposed single storey side extension

Second Schedule
46 Russett Avenue
Needingworth
St Ives
PE27 4UE

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 Acton 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 is 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.

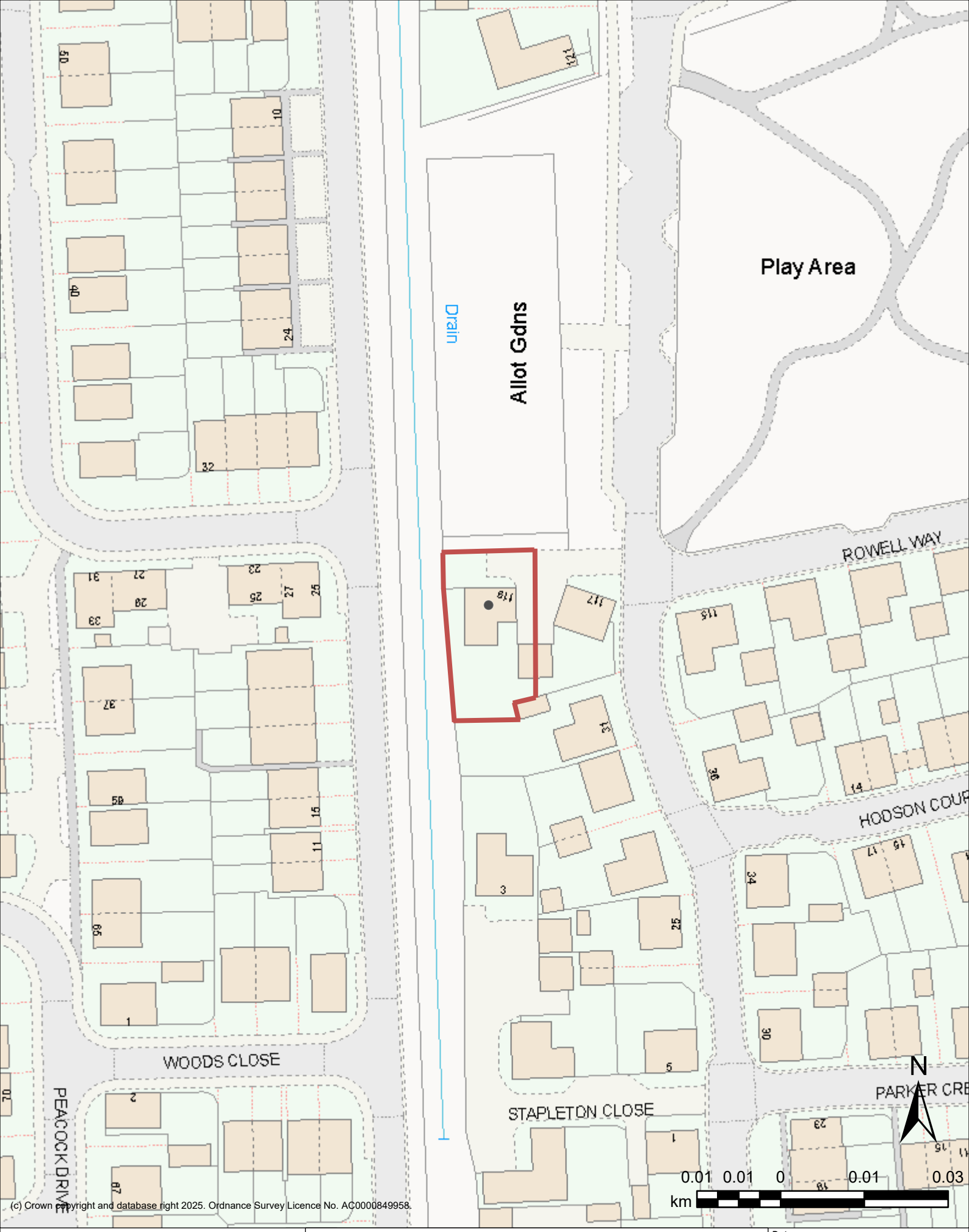
Date 23rd July 2025

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Title:

25/00947/CLPD - 119 Rowell Way - Red Line Plan

Date: 18 July 2025

Produced by: Mapping Portal

Scale: 1:827 @ A4