Application Number: 24/02220/CLPD

Town and Country Planning Act, 1990: Section 191 and 192
(as amended by Section 10 of the Planning Compensation Act, 1991)

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

Mr Andrew Kent
APK Architecture & Design Ltd.
10 Beaufort Road
Upper Cambourne
CB23 6FP

The Huntingdonshire District Council hereby certify that on the 27th November 2024 the proposed enlargement and reconfiguration of existing side and rear windows to the property 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. Note.
A.3 Development is permitted by Class A subject to the following conditions—
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

2. Reason.
The proposed enlargement and reconfiguration of existing side and rear windows to the property on Existing & Proposed Plans & Elevations Plan 1145.01B accords with the criteria and conditions set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development is considered to be permitted development and is granted planning permission by virtue of Article 3 of this Order. An application for planning permission is not required.

C. Kerr

Clara Kerr
Chief Planning Officer
Signed (Councils Authorised Officer)

Date 29th January 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424
www.huntingdonshire.gov.uk

On behalf of Huntingdonshire District Council
Date: 29th January 2025

First Schedule
Lawful development certificate for the proposed enlargement and reconfiguration of existing side and rear windows to the property.

Second Schedule
12 Parkway
St Ives
PE27 5NS

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 Act on that date.

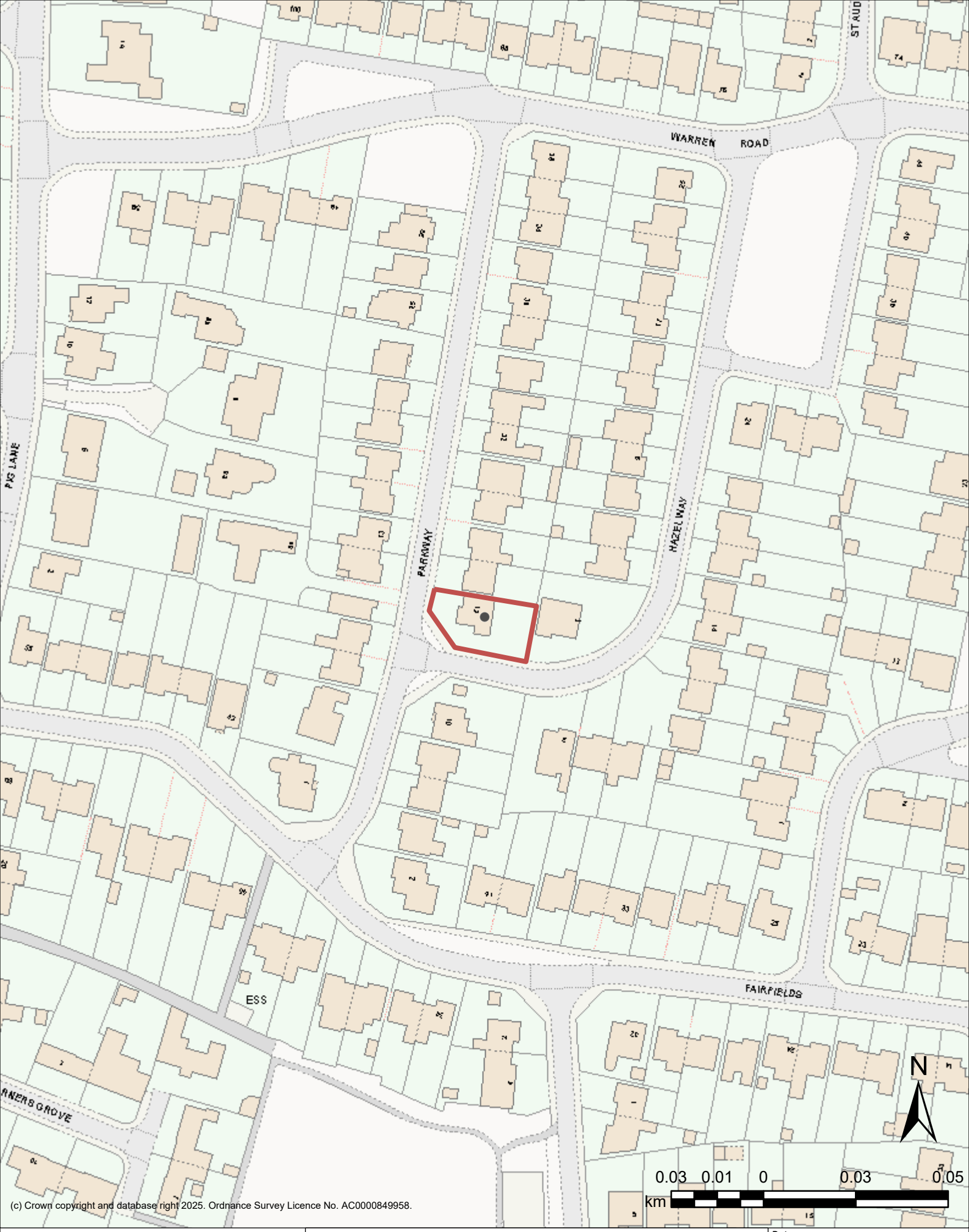
3. This certificate applies only to the extent of the operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which are materially different from those described or which relates to other land may render the owner or 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.

Huntingdonshire DISTRICT COUNCIL

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

01480 388424
www.huntingdonshire.gov.uk



(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000849958.

Huntingdonshire DISTRICT COUNCIL

Title:

Mapping Portal Map

Date: 29 January 2025

Produced by: Mapping Portal

Scale: 1:1,250 @ A4