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Mr Wayne Farrar
A&S Designs
Lindsey Cottage
3 High Street
Castor
Peterborough
PE5 7BB

Our Ref: 25/00592/PMBPA
Your Ref: Barn conversion Bucks Drove R...

22nd May 2025

Dear Mr Farrar

Town & Country Planning (General Permitted Development) (England) Order 2015.

Proposal: Conversion of existing redundant steel framed building into a residential dwelling.

Site address: Land East Of Orchard Cottage Bucks Drove Ramsey St Marys

Applicant: Mr D Stagno

I refer to the above submission received on the 27th March 2025 and can confirm that Prior Approval has been given for the proposal. You will be free to proceed with the development under the "Order" provided that it is exactly in accordance with your submitted proposals.

Plan Type	Reference	Version	Date Received
Floor Plan/s	03-MC-24 A		27.03.2025
Elevations	04-MC-24 A		27.03.2025
Site Plan	05-MC-24		27.03.2025
Location Plan	06-MC-24		27.03.2025
Block Plan	07-MC-24		27.03.2025

Subject to the following condition/s.

1. Condition.
   The development hereby permitted under Class Q must be completed within a period of 3 years starting with the prior approval date.

   Reason: To comply with Class Q.2 (4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Condition.

The works 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 ensure that the works are carried out in accordance with the approved plans.

3. Condition.
The development, hereby permitted, shall not be occupied until all identified flood alleviation and protection measures have been completed in accordance with the Flood Risk Assessment produced by Ellingham Consulting LTD and received by the LPA on the 27th of March 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.

4. Condition.
The development shall be carried out in accordance with the precautionary working method statement as detailed within section 6 of the Protected Species and Precautionary Working Method Statement prepared by Sound Ecology, dated January 2025, and received by the Local Planning Authority on the 27th of March 2025.

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

5. Condition.
Prior to the first occupation of the dwelling hereby approved, bat boxes shall be installed in accordance with Section 6.3 of the Protected Species and Precautionary Working Method Statement prepared by Sound Ecology, dated January 2025, and received by the Local Planning Authority on the 27th of March 2025.

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

6. 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.

It is a requirement of the above that the development shall be completed within a period of 3 years from the date of this notice.

It is a requirement of the above that the applicant shall notify the Local Planning Authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and include (a) the name of the applicant, (b) the address or location of the development and (c) the date of completion.

Consent may be required under Building Regulations and you should contact that Department on 01480 388455.

Should you need to discuss your applications decision you can contact Huntingdonshire District Council's Planning Dept with your query at DevelopmentControl@huntingdonshire.gov.uk



Clara Kerr
Chief Planning Officer