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Mr Mike Taylor
Taylor and Co Architects
The Studio
Ivy House
Chapel Lane
Ombersley
WR9 0DT

Our Ref: 24/01944/PRI033
Your Ref:

13th December 2024

Dear Mr Taylor

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

Proposal: 5m x 10m demountable marquee in white PVC with integral clear vision panels covering a lightweight tubular aluminium frame erected within the existing grassed beer garden.

Site address: Public House The Black Bull 32 Post Street Godmanchester

Applicant: Mrs Rebecca Gibson

I refer to the above submission received on the 21st October 2024.

I can confirm that **Prior Approval is Required & Approved**

The following table sets out the details hereby approved:

Plan Type	Reference	Version	Date Received
Location and Site Plan	1243-10A		21.10.2024
Proposals	1243-11B	Proposed	21.10.2024

Subject to the following condition/s.

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

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

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 materials to be used in the proposed works hereby permitted shall be as detailed in the accompanying Application Form Part "Description of Proposed Works" received by the Local Planning Authority on the 21st October 2024 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area and in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019).

4. Note to applicant.
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

5. 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.

Nothing in this decision otherwise overrides that the development must be carried out in accordance with the relevant part of the Town & Country Planning (General Permitted Development)(England) Order 2015 (As Amended). It is your responsibility to ensure compliance with this legislation.

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



Clara Kerr
Chief Planning Officer