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

01480 388424

www.huntingdonshire.gov.uk

RPG Ltd
Canopy
41 King Street
Leicester
LE1 6RN

Our Ref: 26/01915/DEMDET
Your Ref: 102-064 Suffolk Close, Huntin...

12th November 2026

Dear Sir/Madam

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

Proposal: Demolition of 7-storey and 2-storey apartment blocks, 10 single storey dwellings and 32 garages

Site address: Land West And North Of Suffolk Close Huntingdon

I refer to the above submission received on the 16th October 2026 and can confirm that Prior Approval is not required for the proposed demolition. You will be free to proceed with the demolition under the "Order" provided that it is exactly in accordance with your submitted details. Please also note that the development should be carried out within a period of five years from the date of this letter. Please note the informatives set out below.

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.

Yours faithfully

C. Kerr

Clara Kerr
Chief Planning Officer

NOTES;

INFORMATIVE
The development shall be carried out within a period of five years of the date that the application was submitted to the Local Planning Authority in accordance with Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The development shall be undertaken in full accordance with the details submitted to the Local Planning Authority.

INFORMATIVE
Whilst the safeguarding of protected species falls outside of matters for consideration in determining this prior notification, birds and their nests and bats are protected by The Wildlife and Countryside Act 1981 making it an offence to intentionally kill, injure or capture them or recklessly damage or destroy their habitat. It may be necessary for the applicant to undertake additional surveys and if required carry out suitable mitigation in accordance with a licence to be obtained from Natural England.

Hedgehogs are species of principal which public authorities must have regard to the purpose of conserving biodiversity under Section 40 of the Natural Environment and Rural Communities Act 2006.

INFORMATIVE
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.

INFORMATIVE
If any asbestos containing material is to removed it must be by a competent and licenced contractor and no asbestos fibres or fragments are to be left on the ground following the works.