2 Grove End
Hilton
Cambs
PE28 9PF

Huntingdon District Council
Pathfinder House
St Mary Street
Huntingdon
PE29 3NT

11 March 2025

Dear Sirs/Madam

**Planning Application Ref: 25/00238/LBC – Extension to rear to create new commercial E Class use space at 5 Crown St, St Ives**

Firstly I would like to apologise for the late submission of my comments for the above planning applications but I have only just been made aware of this planning application.

We own 6 Crown Mews and are again disappointed to see another planning application has been submitted for the above property which is at the rear of Crown Mews. As before we strongly oppose this development on the same grounds as before with the creating of a new commercial E class use of space. If this application was to be approved for commercial use as well as residential use the mews would be even busier with vehicular movement and parking. Not everyone will want to or be able to cycle or walk to work. As mentioned previously there is already an issue with the dental practice on the corner using the mews as their private car park for staff and patients alike despite there being a public carpark nearby. They have been told by the management company for the leaseholders of the mews on several occasions not to park there to no avail.

Another concern is how large commercial vehicles will be able to deliver building materials and skips safely to a site with very limited space? The risk of damage to the private mews roads is high as it was not built for such purposes which would then fall the owners of the properties in the Mews to put right through our service charge.

We understand that one of the reasons why the other applications for the applications for residential use was refused planning was partly due on the grounds of flood risk which surely hasn't changed.

We are very much against this development in such a small and tight space as it will create an unacceptable level of congestion and traffic hazards with increased parking issues in an already limited capacity in a small mews.

Regards

[redacted]