TOWN & COUNTRY PLANNING ACT 1990

Section 73 amendment to planning permission

Mrs Yasmin Butler
Gary Johns Architects
44 Silver Street
Ely
CB7 4JF

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Variation of Condition 2 (Plans) of 22/02134/FUL due to minor alterations to the design, budget reviews and unforeseen site conditions.

Site address: Park Farm Park Road Brampton Huntingdon

Applicant: Mr Paul Ruston

in accordance with your application received on 13th November 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Floor Plan/s	21-877-3-015-P	G	13.11.2024
Elevations	21-877-3-024-E	D	13.11.2024
Elevations	21-877-3-023-E	D	13.11.2024
Floor Plan/s	21-877-3-016-P	G	13.11.2024
Elevations	21-877-3-022-E	E	13.11.2024
Site Plan	21-877-3-006-P	F	13.11.2024
Roof Plan	21-877-3-017-P	G	13.11.2024
ground plan	21-877-3-014-P	I	13.11.2024
Elevations	21-877-3-021-E	B	13.11.2024
Elevations	21-877-3-025-E	C	13.11.2024
Elevations	21-877-3-020-E	F	13.11.2024

Subject to the following condition/s.

Clara Kerr
Chief Planning Officer

Date 27th December 2024

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

01480 388424
www.huntingdonshire.gov.uk

1. Condition.
   The development hereby permitted shall be begun before 21st April 2026.

   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 for application 22/02134/FUL received by the Local Planning Authority 11th October 2022.

   Reason: In the interests of visual amenity and safeguarding the character and appearance of the area, in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

4. Condition.
   The use of the barn (including swimming pool, gym and cinema) and the self-contained annexe, hereby permitted, shall only be used for ancillary purposes relative to the main dwelling known as Park Farm, Park Road, Brampton and at no time be used for any seperate independent business operations or residential use.

   Reason: In the interests of residential amenity and to secure the appropriate use of the converted barn, hereby approved, in accordance with Policies LP10, LP11, LP12 and LP14 of Huntingdonshire's Local Plan to 2036.

5. Condition.
   The annex, hereby approved, shall at no time be independently occupied or let or disposed of, or used to accommodate bed-and-breakfast guests or other short-term visitors paying rent or fees or at any time or be separately sold, let or disposed of as an independent unit of accommodation.

   Reason: In the interests of residential amenity and to secure the appropriate use of the converted barn, hereby approved, in accordance with Policies LP10, LP11, LP12 and LP14 of Huntingdonshire's Local Plan to 2036.

6. Condition.

C. Kerr

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No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter be carried as out in accordance with the approved details and shall thereafter be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

7. Condition.
If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination. The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

8. Condition.
The development hereby permitted shall be carried out strictly in accordance with the recommendations of the Preliminary Ecological Appraisal and Preliminary Roost Assesment prepared by MKA Ecology dated 5th October 2022 and Nocturnal Bat Survey recommendations prepared by MKA Ecology dated 10th October 2022 which were submitted against application 22/02134/FUL. The mitigation and enhancement measures shall be retained thereafter.

Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with LP30 of Huntingdonshire's Local Plan to 2036.

9. 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.

C. Kerr

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In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

10. Note to applicant.
A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 27 of the Town and Country Planning (General Development Procedure) Order 2015. Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

11. Note to applicant.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

C. Kerr

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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.

C. Kerr

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