Application Number: 25/00843/LBC

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

REFUSAL OF LISTED BUILDING CONSENT

Mr Geoff Burgess
Bespoke Design
63B High Street
Ketton
Stamford
Rutland
BA5 3NG

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

Proposal: Erection of single storey orangery style rear extension

Site address: 51 Post Street Godmanchester Huntingdon PE29 2AQ

Applicant: Mr and Mrs James

in accordance with your application received on 9th May 2025 and plans (listed below) which form part of the application for the following reason(s)

Plan Type	Reference	Version	Date Received
Plans	7430/P02		09.05.2025
Location Plan			09.05.2025

1. Reason.
   The development by virtue of its siting, scale and design would disrupt the historic relationship between the main house and its ancillary structures, as well as obscuring significant historical elements of the rear elevation of the main house. Therefore, the proposal is considered to cause less than substantial harm to the character and appearance of the Listed Building. Furthermore, it is considered that there are no public benefits which could outweigh this harm, as required by Para 215 of the NPPF. As such, the development fails to accord with LP34 of the Local Plan to 2036, and the provisions of the NPPF.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 4th July 2025

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

01480 388424

www.huntingdonshire.gov.uk

NOTES

2. **Rights of Appeal under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20**

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.

3. **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.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 4th July 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

4. **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

Clara Kerr
Chief Planning Officer

Date 4th July 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk