Application Number: 22/02262/LBC

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

LISTED BUILDING CONSENT

Mr Chris McCrae
Campbell McCrae Ltd
Chapel House
5 The Stiles
Godmanchester
Huntingdon
PE29 2JF

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

Proposal: Demolition of existing damaged boundary wall and replacement with new

Site address: Plantagenet House 20 Earning Street Godmanchester Huntingdon

Applicant: Mr Justin Morris

in accordance with your application received on 31st October 2022 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Floor plans and Elevations	22241_02 REV B		31.01.2023
Site and Location Plan	22241_00 REV A		31.01.2023
Tree Constraints Plan			31.10.2022
Tree Protection Plan			31.10.2022

Subject to the following condition/s.

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

C. Kerr

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council

Date 20th February 2023

Huntingdonshire DISTRICT COUNCIL

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

01480 388424
www.huntingdonshire.gov.uk

1. Reason.
   To comply with the requirments of Section 18 of the Planning (Listed building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsary Purchase Act 2004).

2. Condition.
   The works hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

2. Reason.
   For the avoidance of doubt and to ensure that the works are carried out in accordance with the approved plans.

3. Condition.
   No brickwork shall be laid until a sample brick panel of 1m2 has been prepared on site illustrating the choice of brick, bond, mortar mix, colour, design and pointing technique and the details have been submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

3. Reason.
   To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

4. Condition.
   Following the demolition of the existing wall but prior to the construction of the new wall, hereby approved, a 1:5 sectional detail of the wall head and coping shall be submitted to and approved in writing by the Local Planning Authority.

   The works shall be carried out in accordance with the agreed details and retained as such.

4. Reason.
   To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

5. Note to applicant.

C. Kerr

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council

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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 2021.

6. 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

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council

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