Application Number: 25/00499/CLPD

Town and Country Planning Act, 1990: Section 191 and 192
(as amended by Section 10 of the Planning Compensation Act, 1991)

Town and Country Planning (Development Management Procedure) (England) Order 2015
(Amended)

Mr Marcus Vanner
TMV Architects
The Repeater Station
London Road
Normal Cross
Peterborough
PE7 3TB

The Huntingdonshire District Council hereby certify that on the 17th March 2025 the proposed single storey rear extension, loft conversion (including 2x dormer extensions), new rooflights, the blocking up of a kitchen window, 2 new ground floor side windows and partial garage conversion in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990(as amended) for the following reason(s):

1. Reason.

The proposed Single storey rear extension, loft conversion (including 2x dormer extensions), new rooflights, the blocking up of a kitchen window, 2 new ground floor side windows and partial garage conversion as shown on proposed drawing numbers 001, 002, 007, 008, 009, 010 and 011 accords with the criteria and conditions set out in Schedule 2, Part 1, Class A, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development is considered to be permitted development and is granted planning permission by virtue of Article 3 of this Order. An application for planning permission is not required.

2. Note.

A.3 Development is permitted by Class A subject to the following conditions—
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

3. Note.

B.2 Development is permitted by Class B subject to the following conditions—
(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Date 15th May 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Clara Kerr
Chief Planning Officer
Signed (Councils Authorised Officer)
On behalf of Huntingdonshire District Council
Date: 15th May 2025

First Schedule
Lawful development certificate for the proposed Single storey rear extension, loft conversion (including 2x dormer extensions), new rooflights, the blocking up of a kitchen window, 2 new ground floor side windows and partial garage conversion.

Second Schedule
2 Proby Close
Yaxley
Peterborough
PE7 3ZF

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the operation specified in the First Schedule taking place on the land specified in the Second Schedule would have been lawful, on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which are materially different from those described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the provisions in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

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Huntingdonshire DISTRICT COUNCIL

Title:

Mapping Portal Map

Date: 15 May 2025

Mapping Portal

Scale: 1:1,250 @A4