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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Potton Ltd

Address Line 1

Eltisley Road

Address Line 2

Address Line 3

Cambridgeshire

Town/city

Great Gransden

Postcode

SG19 3AR

Description of site location must be completed if postcode is not known:

Easting (x)

527013

Northing (y)

256247

Description

Applicant Details

Name/Company

Title

First name

Surname

N/A

Company Name

Pigeon (Gransden) Ltd

Address

Address line 1

C/O agent (Partners in Planning and Architecture)

Address line 2

St Ives Business Park

Address line 3

Parsons Green

Town/City

St Ives

County

Country

United Kingdom

Postcode

PE27 4WY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Lewis

Surname

Collins

Company Name

Partners in Planning and Architecture

Address

Address line 1

Suite 2 Clare Hall

Address line 2

St Ives Business Park

Address line 3

Parsons Green

Town/City

St Ives

County

Country

GB

Postcode

PE27 4WY

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- [x] An existing use
- [ ] Existing building works
- [ ] An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

Other

Other (please specify)

Existing B2, B8 and E(g)(i) uses and associated operations. See accompanying Planning Statement.

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

The nature, extent and location of the respective uses and operations for which certification is sought are detailed in the accompanying Planning Statement and Existing Lawful Use Block Plan (drawing 26.41.101), which should be read together as forming the basis of this application.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

Where the use, building works or activity began ***before 25 April 2024***

- [x] The use began more than 10 years before the date of this application
- [x] The use, building works or activity in breach of condition began more than 10 years before the date of this application
- [ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- [x] The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- [ ] The change of use to use as a single dwelling house began more than four years before the date of this application.
- [x] Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Where the use, building works or activity began on or after 25 April 2024

- [ ] The use, building works or activity began more than 10 years before the date of this application.
- [ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.
- [ ] Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

The application encompasses several established uses, buildings and engineering operations across the site, for which lawfulness is demonstrated through different statutory grounds.

These include uses and operations authorised by historic planning permissions, uses and breaches of planning conditions established for periods exceeding ten years, and engineering operations substantially completed more than four years before the application.

The relevant planning permissions, dates, conditions, supporting evidence and specific uses and operations for which certification is sought are identified in the accompanying Planning Statement and Existing Lawful Use Block Plan (drawing 26.41.101).

The application should therefore be considered by reference to the individual elements and their respective grounds for lawfulness, rather than on the basis that a single statutory ground applies uniformly across the entire site.

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- (x) Yes
- ( ) No

Please give the reference number of any existing planning permission, lawful development certificate or enforcement notice affecting the application site. Include its date and the number of any condition being breached.

Reference number

8800835FUL

Condition number

8 and 9

Date (must be pre-application submission)

27/09/1988

Please state why a Lawful Development Certificate should be granted

Please see accompanying Planning Statement.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01-01-1975

In the case of an existing use or activity in breach of conditions has there been any interruption?

- [x] Yes
- [ ] No

If Yes, please provide details of the dates, duration and any discontinuance of the development which is the subject of this application. If your application is based on the claim that a use or activity has been ongoing for a period of years, state exactly when any interruption occurred

The established uses and breaches of planning conditions continued for periods exceeding ten years prior to the cessation of Kingspan Timber Solutions' operations in December 2025.

The subsequent cessation occurred after the relevant statutory periods for enforcement action had expired. The accrued lawful use rights are therefore considered to subsist, with no subsequent abandonment or material change of use having occurred.

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- [ ] Yes
- [x] No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- [ ] Yes
- [x] No

Community Infrastructure Levy

Your development may be liable for a charge under the Community Infrastructure Levy if it involves new or additional gross internal area for residential and non-residential buildings, including extensions or a new dwelling. If your scheme is liable, this charge is payable after development begins.

Information on the CIL charges can be found on the local authority website. In London both Mayoral and local borough CIL charges may be applicable.

Your answers below, and in the application, will enable the local authority to establish if your development is liable for a charge and to calculate it accurately.

Further information on CIL, and what to do if you are liable can be found on the Planning Portal.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Liability for CIL

Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

- [ ] Yes
- [x] No

Note: Answer No if either:

- the new or additional internal area only relates to a building into which people do not normally go or only go into intermittently for the purposes of inspecting or maintaining fixed plant or machinery; or
- the new or additional internal area solely relates to an internal/mezzanine floor and no other works or change of use are proposed.

Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Lawful development: Existing use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Adrian Bussetil

Date

19/11/2026