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Mr Mark Knight
23 Biggin Lane
Ramsey
Huntingdon
PE26 1NB

Our Ref: 25/00856/NMA
Your Ref: 23 Biggin Lane

9th June 2025

Dear Mr Knight
Application for Non-Material Amendment following a grant of Planning Permission

Proposal: Non material amendment to 20/01258/HHFUL to alter the approved workshop doors, roof tiles and side elevations (partially retrospective)

Site address: 23 Biggin Lane Ramsey Huntingdon PE26 1NB

I refer to the above submission received on the 12th May 2025 and accompanying drawings referenced below.

Plan Type	Reference	Version	Date Received
Photographs			12.05.2025

I would confirm that the non-material amendment(s) as described is (are) considered acceptable subject to the additional conditions identified below (the development remains subject to the conditions attached to the original planning permission) ;

1. Condition.
No additional conditions. This notice should be appended to planning permission 20/01258/HHFUL and all conditions attached therefore are to remain in place and in force.

This is with the exception of:

*Condition 2 of 20/01258/HHFUL (approved plans) relative to plans reference DCD 20/06/70 which has been superseded by the photograph and details within the application form provided as part of this application as received by the Local Planning Authority on the 12th of May 2025.

For the avoidance of doubt, this amendment relates only to the windows shown in the south elevation and the doors shown in the west elevation and does not approve any other changes to the approved plans. Plan reference DCD 20/60/70 remains relevant in all other respects.

Conditions 5 of 20/01258/HHFUL in respect of the roofing materials which shall be as stated within the application form provided as part of this application as received by the Local Planning Authority on the 12th of May 2025.

All other works shall be undertaken in strict accordance with those details approved under application ref 20/01258/HHFUL.

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.

Should you need to discuss your applications decision you can contact Huntingdonshire District Council's Planning Dept with your query at DevelopmentControl@huntingdonshire.gov.uk.

Yours sincerely



Kerr Clara
Officer Planning Chief