TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Grant Cameron
Cameron Bosque Brookes Architects
49 York Street
Cambridge
CB1 2PZ

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

Proposal: Erection of one and a half storey side extension with dormers and rooflights. Relocation of entrance and gable frontage to side elevation with external insulated cladding to all facades and new windows and doors throughout. Conversion of existing storage barn and renovation into guest suite. Erection of greenhouse. Alteration to existing summer house with re-cladding and re-roofing and associated soft and hard landscaping works and drainage to site.

Site address: Arkady Thicket Road Houghton Huntingdon

Applicant: Chris Johnson

in accordance with your application received on 29th October 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location and Site Plan	0000 P1		29.10.2024
Plans	1101 P1		29.10.2024
Site Plan	1000 P1		29.10.2024
Floor Plan/s	1100 P1		29.10.2024
Plans	0301 P1		29.10.2024
Roof Plan	1101 P1		29.10.2024
Plans as existing	0100 P1		29.10.2024
Elevations	1300 P1		29.10.2024

C. Kerr

Clara Kerr
Chief Planning Officer

Date 31st December 2024

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

01480 388424
www.huntingdonshire.gov.uk

Subject to the following condition/s.

1. Condition.
   The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
   Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

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

   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.

3. Condition.
   Development, demolition, clearance and/ or preparatory operations commencing on site in connection with the development hereby approved shall be in accordance with the approved 'Tree Survey, Arboricultural Implications Assessment and Tree Protection Plan' (ref: AR_1024: Cambridge Trees Ltd, dated October 2024).

   Tree protection shall be implemented before any equipment, machinery, or materials are brought on to the site for the purposes of demolition, construction or other operations. It shall be retained intact for the full duration of the construction until all equipment and materials have been removed from the site and shall only be moved or altered following the prior written agreement of the Local Planning Authority.

   Reason: To ensure suitable protection of the trees on and adjacent to the site for the duration of the construction works pursuant to this permission and to protect and to enhance the visual amenity, character and appearance of the site in accordance with Policy LP31 of the Huntingdonshire Local Plan (2019).

4. Condition.
   The materials to be used in the proposed works, hereby permitted, shall be as detailed in Drawings: 24047-1300 P1 'Proposed Elevations', 24047-1301 P1 'Proposed Storage Barn Elevations' and 24047-1101 P1 'Proposed Storage Barn Plans and external Works', received by the Local Planning Authority on 29th October 2024 unless otherwise agreed in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity in accordance with Policies LP11, LP12 and LP24 of the Huntingdonshire Local Plan (2019).

5. Condition.

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Prior to commencement of any works above slab level, a scheme of biodiversity mitigation and enhancement measures (including a timetable of implementation) which follow the recommendations outlined at section 5.1 of the submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment (MKA Ecology, ref: 113721, dated 28 October 2021) shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of protecting and enhancing biodiversity in accordance with policies LP30 and LP31 of the Huntingdonshire Local Plan to 2036.

6. Condition.
All hard and soft landscape works shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036 (2019).

7. Condition.
The development, hereby permitted, shall not be occupied until all identified flood alleviation and protection measures have been completed in accordance with the flood mitigation documents received by the Local Planning Authority on the 29th October 2024. The completed measures shall thereafter be retained in accordance with the approved details.

Reason: To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

8. Note to applicant.
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.

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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 2024.

9. 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.

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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78.

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;

- **Twelve weeks 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.

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.

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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.



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