Application Number: 25/00744/CLED

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 Edward Clarke
Cheffins
Clifton House
1-2 Clifton Road
Cambridgeshire
CB1 7EA

The Huntingdonshire District Council hereby certify that on the 23rd April 2025 the development described 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, is lawful within the meaning of section 191 of the Town and Country Planning Act 1990(as amended) for the following reason(s):

Reason
The evidence submitted with this application has, on the balance of probability, demonstrated that Enterprise House, Bluntisham Road, Needingworth, St Ives, PE27 4TA has been used by Pro Care UK as a commercial office (Class E) for in excess of 10 years. Therefore, the lawful use of Enterprise House is Class E (Commercial, Business and Service) of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and is immune from enforcement action.



Clara Kerr
Chief Planning Officer
Signed on behalf of Huntingdonshire District Council
Date June 27th 2025

First Schedule
Lawful development certificate to confirm Enterprise House, Bluntisham Road, Needingworth, St Ives, PE27 4TA has been used as a commercial office (Class E) for in excess of 10 years.

Second Schedule

Date: June 27th 2025

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

01480 388424
www.huntingdonshire.gov.uk

Enterprise House, Bluntisham Road, Needingworth, St Ives, PE27 4TA Red Line Plan – Certificate of Lawful Existing Development - 25/00744/CLED.

Notes

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use specified in the First Schedule taking place on the land specified in the Second Schedule was lawful, on the specified date and thus was not liable to enforcement action under section 172 of the 1990 Acton that date.

3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that 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.

Date: June 27th 2025

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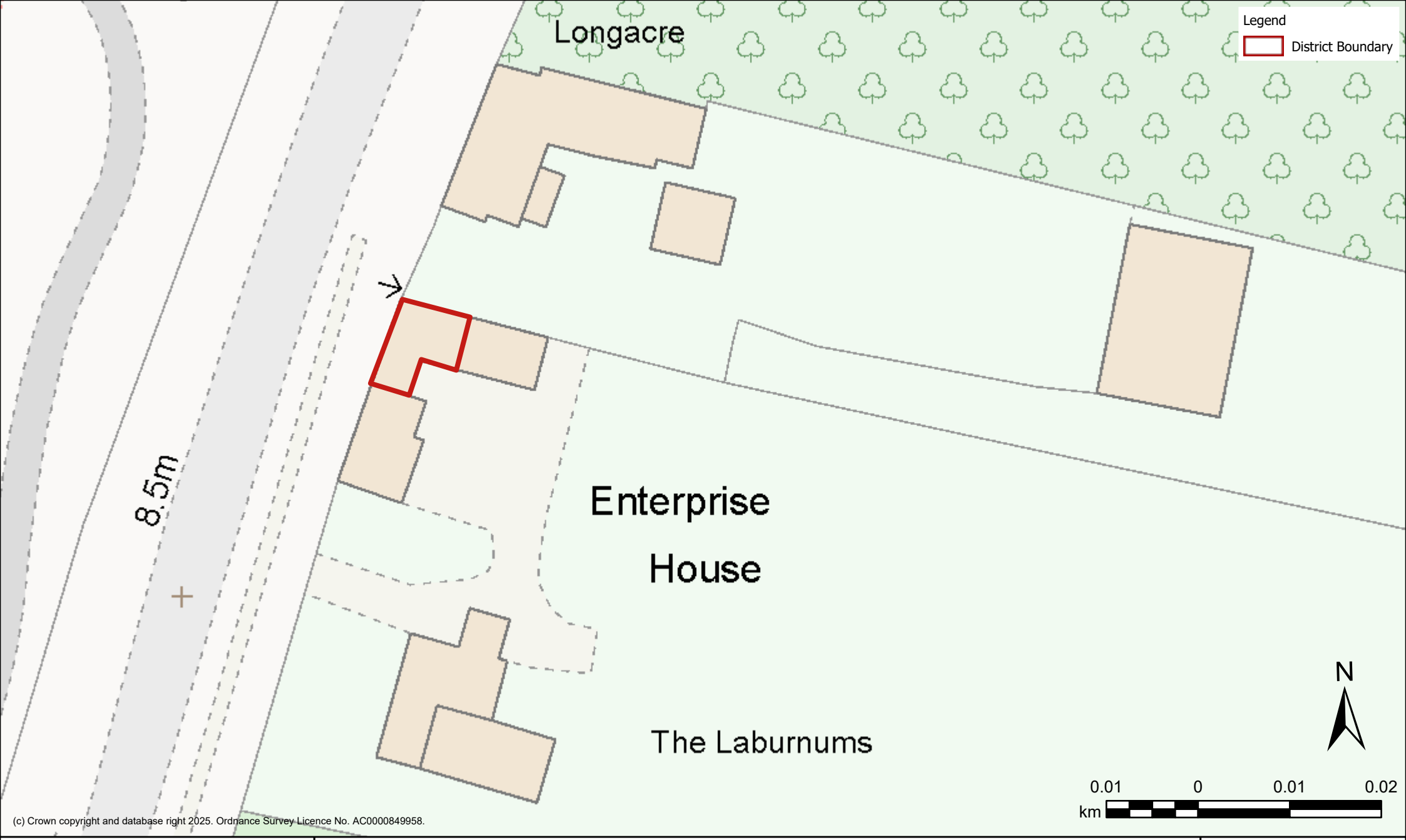

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Huntingdonshire DISTRICT COUNCIL

Title:

Red Line Plan – Certificate of Lawful Existing Development - 25/00744/CLED.

Date: 30 May 2025

Produced by: 3C Shared Services Mapping Portal

Scale: 1:413 @ A4