Application Number: 24/02067/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Alexandros Michalitsianos
Archangel Ltd
3 Doctor's Close
Impington
Cambridge
CB24 9ND

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

Proposal: Cement render removal of north wall, Patch repairs & redecoration of north & west walls, Weatherproofing detailing & repairs, North parapet brick repairs & lead capping installation.

Site address: Oaklands 26 High Street Bluntisham Huntingdon

Applicant: Mr Donald Buchan

in accordance with your application received on 7th November 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Elevations	122	a	08.11.2024
Elevations	121	a	08.11.2024
Location Plan	001		07.11.2024
Details	161		07.11.2024

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.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 11th February 2025

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

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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.
The materials to be used in the external construction of the development, hereby permitted, shall be as detailed in the submitted application form received by the Local Planning Authority on the 7th of November 2024 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider Conservation Area or the setting of a building of special architectural or historical importance in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

4. Condition.
No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence until a sample of the proposed brick and details of the mortar for use in the works hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure that ensure the external appearance of the development does not detract from the character and appearance of the Grade II Listed Building, the wider Conservation Area or the setting of a building of special architectural or historical importance in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

5. Condition.
The removal of the cement render shall only be undertaken using hand-held equipment and no power tools (air driven chisels, electric angle grinders etc) shall be used.

Reason: To ensure the protection and preservation of a building of special architectural or historical importance in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

6. Condition.
If at any time during the proposed works hidden defects are revealed in the fabric of the listed building requiring further repairs or alterations to the scheme hereby granted consent, work on

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these areas shall cease and the applicant shall notify the Conservation Team who shall be invited to review the defects on site. An agreed scheme of repair shall then be submitted to the Local Authority for approval in writing and thereafter the works shall be carried out in accordance with that scheme.

Reason: To preserve and protect a building of special architectural or historical importance in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

7. 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.

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.

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

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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.

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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