Application Number: 25/01124/LBC

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

LISTED BUILDING CONSENT

Adrian Bussetil
Partners in Planning and Architecture
Suite 2 Clare Hall
St Ives Business Park
Parsons Green
St Ives
PE27 4WY

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **CONSENT** to:

Proposal: Listed Building Consent Application for single storey rear extension and replacement of bi-fold doors with bay window on southern elevation. Permanent gazebo and replacement shed within the rear garden

Site address: 188 High Street Offord Cluny St Neots PE19 5RT

Applicant: Kath Howell

in accordance with your application received on 23rd June 2025 and plans (listed below) which form part of the application

C. Kerr

Clara Kerr

Chief Planning Officer

Huntingdonshire District Council

Date 14th November 2025

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

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Plan Type	Reference	Version	Date Received
Section	P302	Proposed	22.10.2025
Details	P301	Proposed	22.10.2025
Location Plan	L001		23.06.2025
Site Plan	P001 Rev A	Proposed	06.10.2025
Floor Plan/s	P100 Rev A	Proposed	06.10.2025
Roof Plan	P101 Rev A	Proposed	06.10.2025
Elevations	P200 Rev A	Proposed	06.10.2025
Elevations	P201 Rev A	Proposed	06.10.2025
Proposals	P202 Rev A Garden Shed	Proposed	06.10.2025
Proposals	P203 Rev A Gazebo	Proposed	06.10.2025
Section	P300	Proposed	23.06.2025

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Subject to the following condition/s.

1. Condition.

   The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

   Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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.

   No brickwork above slab level shall be laid until a sample of the proposed roof covering of the lean to feature of the rear extension with details of the junctions with the rest of the roof including elevation and section drawings showing the roofcovering in situ have been submitted to the Local Planning Authority for approval. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

4. Condition.

   The materials to be used in the proposed works hereby permitted shall be as detailed in the accompanying Application Form Part "Materials" received by the Local Planning Authority on the 23rd June 2025 and in accordance with the approved plans received by the Local Planning Authority on the 6th October 2025 and the 22nd October 2025 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 and in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019).

5. 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.

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NOTES

6. Note to applicant.

Rights of Appeal under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20

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;

- **Six months 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

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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.

7. Note to applicant.

Listed Buildings

Your attention is drawn to the fact that;

Works of alteration or extension of a listed building are only authorised if Listed Building Consent has been granted by Huntingdonshire District Council for the works detailed in the application AND all of the conditions attached to this Consent have been approved.

No works affecting the special architectural or historic interest of the building may be executed until this authorisation has been fully approved.

A person contravening this requirement shall be guilty of a criminal offence and may be prosecuted. This may result in a period of imprisonment and /or fine

8. Note to applicant.

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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9. Note to applicant.

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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