Application Number: 0102153FUL

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

Mr B Townsend
C/o Campbell Rees Partnership
Chapel House
5 The Stiles
Godmanchester
Huntingdon Cambs PE29 2JF

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

Retention of gates and piers
36B Main Street Hartford Huntingdon Cambridgeshire PE29 1XU

in accordance with your application received on 27th September 2001 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s.

1. Condition. Within three months of the date of this decision the piers shall be capped using materials which have been submitted and approved in writing by the Local Planning Authority

1. Reason. In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.

2. Condition. The piers hereby approved shall not exceed 1.6 metres in height above ground level including the capping

2. Reason. In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.

3. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Cambridgeshire and Peterborough Structure Plan, 2003 and the Huntingdonshire Local Plan, 1995 as altered by the Huntingdonshire Local Plan Alteration, 2002 so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above.

4. Note to applicant. In approving the application, the relevant Development Plan policies and material considerations were identified as Policy P7/6 of the Structure Plan, Policies En5, En6 and En25 of the Local Plan, and PPGs 1 & 15

Head of Planning Services
ufm18.rtf
Date 5th January 2005

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

NOTES

1. **Rights of Appeal under the Town and Country Planning Act, 1990 Section 78, The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20 and the Town and Country Planning (Control of Advertisement) Regulations 1989.**
2. 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 for the Environment, Transport and the Regions within;
   - **Six months of the date of this notice if the application was made before the 5 September 2003**
   - **Three months of the date of this notice if the application was made after 5 September 2003**
   - **Eight weeks of the date of this notice if the decision relates to an advertisement.**
3. 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.
4. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, Transport and the Regions 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.
5. 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.
6. 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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