Application Number: 24/02376/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Frazer Stannard
The English Listed Building Co
17 West Street
St Ives
PE27 5PL

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

Proposal: The removal of the existing rear WC and porch, the installation of a ground floor and a first floor extension, existing outbuilding to be converted into habitable space with an infill extension, a new sunken patio area and renovations to the existing house.

Site address: Manor Farm Church Road Catworth Huntingdon

Applicant: Malcolm and Charlotte Wilson

in accordance with your application received on 19th December 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Foundations	H9844/01A		19.12.2024
Section	230		19.12.2024
Joinery Details	261		19.12.2024
Roof Plan	215		19.12.2024
Block Plan	102		19.12.2024
Floor Plan/s	210		19.12.2024
Floor Plan/s	211		19.12.2024
Location Plan	100		19.12.2024
Section	130		19.12.2024
Section	231		19.12.2024
Elevations	220		19.12.2024
Section	232		19.12.2024

C. Kerr

Clara Kerr
Chief Planning Officer

Date 12th September 2025

Huntingdonshire DISTRICT COUNCIL

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

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Joinery Details	260		19.12.2024

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.

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 works shall commence until samples of the proposed roof tiles and timber boarding (including details of the treatment or stain of the boarding) for use in the construction of the works hereby approved, have 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: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

4. Condition.
   No brickwork above slab level shall be laid until a sample brick panel of 1m² has been prepared on site illustrating the choice of brick, bond, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel 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.

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

5. Condition.
   No works to remove any of the render shall be undertaken until a drawing indicating the areas of render to be removed from the building have been submitted to and approved in writing by the Local Planning Authority. Any new render shall be lime rich to a specification submitted to and

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agreed in writing by the Local Planning Authority and painted with a breathable external paint to match the existing property. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

6. Condition.
No proposed new windows shall be constructed, until a detailed drawing of W3 has been submitted to and approved in writing by the Local Planning Authority . The constructional details shall include a vertical section through the window from sill to head and horizontally across the window from reveal to reveal. The drawing must include the position of the window in the window reveal, the method of opening of the window, the thickness of the glazing, location of any trickle vents and include a 1:1 scaled drawing of any glazing bar. The works shall be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036

7. Condition.
The development shall be carried out in accordance with the Recommendations, Precautionary Mitigation and Enhancement Measures set out in the accompanying Preliminary Ecological Appraisal and Roost Assessment carried out by Arbtech dated August 2024 and received by the Local Planning Authority on 12th December 2024 and sections 5 and 6 of the Bat Mitigation Report by ELMAW Consulting dated August 2025 and received by the Local Planning Authority on 26th August 2025.

Reason - In the interest of conserving protected species in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

8. Condition.
No demolition/development shall commence until a copy of the application for a Bat Mitigation Class Licence (BMCL) has been provided to the Local Planning Authority.

Reason: To ensure that before any development commences ecological interests will be fully conserved and enhanced in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

9. 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:

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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.

10. 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.

11. Note to applicant.
With regard to condition 3, you are advised that trade literature is not acceptable and a phyiscal sample must be submitted and approved.

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



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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.

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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