Application Number: 25/00439/S73

TOWN & COUNTRY PLANNING ACT 1990

Section 73 amendment to planning permission

Mr D Coulling
PDG Architects Ltd
1 Eaglethorpe Barns
Eaglethorpe
Warmington
Peterborough
PE8 6TJ
United Kingdom

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

Proposal: Variation of condition 2 (Plans) to change the windows for 24/00637/FUL

Site address: Maddison House Bedford Street St Neots PE19 1HW

Applicant: Mr Andrew Brown Amplius

in accordance with your application received on 10th March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Elevations	24025/PL01B	Proposed	10.03.2025
Section	Window sections	Proposed	10.03.2025
Location Plan	Location Plan		08.04.2024
Block Plan	24025/L02		15.07.2024

Subject to the following condition/s.

1. Condition.
   The development hereby permitted shall be begun before the 5th December 2027.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 2nd May 2025

Huntingdonshire DISTRICT COUNCIL

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Huntingdon. PE29 3TN
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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 application form received by the local planning authority on 8th April 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 in accordance with Policies LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

4. Condition.
The development, hereby permitted, shall be fitted with glazing bars positioned externally to the window pane. The glazing bars shall thereafter be retained in accordance with the approved details.

Reason: To ensure the window detailing is appropriate to the character and appearance of the building and St Neots Conservation Area in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

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.

C. Kerr

Clara Kerr
Chief Planning Officer

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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;

- **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 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

C. Kerr

Clara Kerr
Chief Planning Officer

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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.



Clara Kerr
Chief Planning Officer

Date 2nd May 2025

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