Application Number: 25/01054/CLPD

Town and Country Planning Act, 1990: Section 191 and 192
(as amended by Section 10 of the Planning Compensation Act, 1991)

Town and Country Planning (Development Management Procedure) (England) Order 2015
(Amended)

Mr Chris McCrae
Campbell McCrae Ltd
5 The Stiles
Godmanchester
PE29 2JF
United Kingdom

The Huntingdonshire District Council hereby certify that on 11th June 2025 the operation described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

Reason. The proposed works detailed in the submitted plans 22510_00 – Location Plan, 22510_03B – As proposed ground floor plan, 22510_04A – Proposed Elevations, 22510_05A As existing/proposed first floor plan, 22510_06 – Block Plan, received by the Local Planning Authority on 11th June 2025 relating to the proposed alterations of the industrial unit are considered to be permitted development and satisfies the criteria and tests attached to Schedule 2 - Part 7 - Class H.

C. Kerr

Clara Kerr
Chief Planning Officer
Development Services
Corporate Delivery
(Councils Authorised Officer)
On behalf of Huntingdonshire District Council

Date 6th August 2025

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

01480 388424

www.huntingdonshire.gov.uk

Date: 6th August 2025

First Schedule
Proposed building on side of existing unit

Second Schedule
Unit 1 Harley Industrial Estate
Paxton Hill
Great Paxton
PE19 6TA

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the operation specified in the First Schedule taking place on the land specified in the Second Schedule would have been lawful, on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which are materially different from those described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the provisions in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk



(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000849958.

Huntingdonshire District Council

Title:

Red Line Plan - 2501054CLPD - Harley Industrial Estate Great Paxton

Date: 06 August 2025

Produced by: Mapping Portal