Application Number: 26/00211/CLED

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)

Mike Balding and Emilie House
c/o Mr Martin Moss
Bell Cornwell LLP
201 Borough High Street
London
SE1 1JA

The Huntingdonshire District Council hereby certify that on the Date 24 April 2026 the operation use 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 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

1. The evidence submitted with this application has, on the balance of probability, demonstrated that the use of 53 High Street, Earith, PE28 3PP as a residential property was substantially completed prior to 25 April 2024 and that No. 53 High Street, including the ancillary accommodation within the cartlodge, has been used as a single residential property (Class C3) for a continued period of four years. Therefore, it is considered to be lawful by virtue of the passage of time and is immune from enforcement action.

C. Kerr

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

Date 24 April 2026

Date 24 April 2026

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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First Schedule

Lawful development certificate to confirm use of a single dwellinghouse with ancillary accommodation (Class C3) which has become lawful over time

Second Schedule

53 High Street
Earith
PE28 3PP

Notes

1. This certificate is issued solely for the purpose of section 191 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 decision 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.

Date 24 April 2026

Huntingdonshire DISTRICT COUNCIL

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