Application Number: 24/02342/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Max Short
Artisan PPS Ltd
Berwick House
Homechurch
Baylham
IP6 8RF

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

Proposal: Retention of pool building, basement car park, lift and enclosure, external courtyards, pond and associated hard and soft landscaping (revised siting), phased alterations to pool building (reduction in height), removal of staircase, removal of glazed balustrade to pond and alterations to fenestration of main facade

Site address: Hemingford Park Hall Hemingford Park Common Lane Hemingford Abbots

Applicant: Dr Phil Kaziewicz

in accordance with your application received on 13th December 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Section	HP004-AP306 (sections AA BB)		20.12.2024
Elevations	HP004 - AP305(C) (east west)		19.12.2024
Elevations	HP004 - AP304(C) (south north)		19.12.2024
Floor Plan/s	HP004 - AP301(B) (basement)		19.12.2024
Roof Plan	HP004 - AP303(C) (roof)		19.12.2024
Floor Plan/s	HP004 - AP302(C) (ground floor)		19.12.2024

C. Kerr

Clara Kerr
Chief Planning Officer

Date 14th February 2025

Huntingdonshire DISTRICT COUNCIL

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Location Plan	HP004 - AE001(C) (location)		19.12.2024
Floor Plan/s	HP004 - AP300(B) (sub basement)		19.12.2024
Block Plan	HP004 - AP002(B) (block)		19.12.2024
windows specification	HP004-AB310(A) (orangery glazing details)		13.12.2024

Subject to the following condition/s.

1. 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.

2. Condition.
   The approved works to the windows on the pavilion shall be implemented in full as detailed on drawing no. HP004-AB310(A) and shall be retained as such thereafter.

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

3. Condition.
   Within 3 months of the date of this decision, a timetable of the implementation of the approved works including those in condition 2 of this permission shall be submitted in writing for agreement by the Local Planning Authority. Should any submitted details be unacceptable to the Local Planning Authority, alternative information shall be submitted within 7 days upon request of the Local Planning Authority until a scheme has been agreed. The works shall then be implemented in accordance with the agreed timetable.

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

4. Condition.
   Prior to any alteration to the existing structure no coping shall be installed until the details (including appearance, material, location and dimensions) have been submitted to and approved in writing by the Local Planning Authority. The coping shall thereafter be installed and retained in accordance with the approved details.

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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.
Within six months of the date of this decision, the position of the 2no. air conditioning units located on the pool building roof including a timetable for implementation is to be agreed in writing with the Local Planning Authority, unless an alternative timeframe is agreed in writing. The relocated air conditioning units shall be installed and retained thereafter 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.
Within 3 months of the date of this decision, a scheme for planting alongside the western wall of the pool building located within the walled garden including a timetable for implementation shall be submitted in writing for agreement by the local planning authority. The agreed landscaping shall be carried out in accordance with the approved details and 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.
Within 3 months of the date of this decision, a scheme for an alternative finish to the hardstanding in front of the pool building and the track within the residential curtilage, including a timetable for implementation shall be submitted in writing for approval to the local planning authority. The submission details shall include the replacement or resurfacing of the tarmac with materials such as flagstone to match existing adjacent hard standing materials, gravel to match existing hard standing materials elsewhere on site and to specify areas that can be returned to grass. Should any submitted details be unacceptable to the Local Planning Authority, alternative information shall be submitted within 28 days upon request of the Local Planning Authority until a scheme has been agreed. The scheme shall be carried out in accordance with the approved details and 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.

8. 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.

9. 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.

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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;

- **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 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

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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.



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