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

01480 388424
www.huntingdonshire.gov.uk

Mr Richard Biddle
Biddleco
60 Maytrees
St Ives
PE27 5WZ

Our Ref: 24/02122/PRI032

6th May 2025

Dear Mr Biddle

Town & Country Planning (General Permitted Development) (England) Order 2015.

Proposal: Change of use from hairdressers to mixed use business and residential apartment, and minor internal alterations to provide a suitable kitchens and bathrooms.

Site address: 4 Market Hill Huntingdon PE29 3NJ

Applicant: Mr Shaheed Nazeem

I refer to the above submission received on the 13th November 2024.

I confirm that **Prior Approval is Required & Refused**.

The following table sets out the details this decision is based upon:

Plan Type	Reference	Version	Date Received
Floor Plan/s	No. 2		25.03.2025
Location Plan	No. 1		13.11.2024

Reasons for refusal:

1. Reason.
   The quality of the information submitted is not considered precise enough to fully assess the plans and submitted details against the Regulations. Therefore, the Local Planning Authority cannot be satisfied that the proposal meets all the limitations and conditions set out in Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). This is particularly relevant regarding the proposed layout and use of the rooms and whether the proposal provides adequate natural lighting to all habitable rooms.

2. Reason.
   The application has failed to demonstrably incorporate adequate provision for the storage and management of domestic waste by virtue of insufficient details being submitted meaning the

needs of future residents would not demonstrably be met with regard to household waste management. Therefore, the proposal would be contrary to subsection G1. (d) (v) of Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 https://www.gov.uk/appeal-planning-decision. 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.



Clara Kerr
Chief Planning Officer