Application Number: 25/00636/CLPD

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

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

Mrs R Gomes
The Travelling Surveyor
40 Hollow Lane
Ramsey
Huntingdon
Cambridgeshire
PE26 1DE

23th May 2025

By Email

The Huntingdonshire District Council hereby certify that on the 1st of April 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 under Section 55 of the Town and Country Planning Act 1990, on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

1. Reason.

Sufficient detail has been provided to for the Local Planning Authority to determine that the proposed development (single storey rear extension) would be permitted by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore would not require planning permission.

C. Kerr

Clara Kerr – Chief Planning Officer
Development Services
Corporate Delivery
Huntingdonshire District Council
27th May 2025

Date 23th May 2025

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

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First Schedule

Single storey rear extension.

Second Schedule

2 Abbey Road, Ramsey, Huntingdon, Cambridgeshire, PE26 1DF

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 be lawful under Section 55 of the Town and Country Planning Act 1990, 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 operations 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.

5. It should be noted that a Lawful Development Certificate is issued in the present. Therefore, any future changes to the development proposed or any matters not included for consideration under this application may constitute development and therefore relevant advice should be obtained in this event.

Date 23th May 2025

Huntingdonshire DISTRICT COUNCIL

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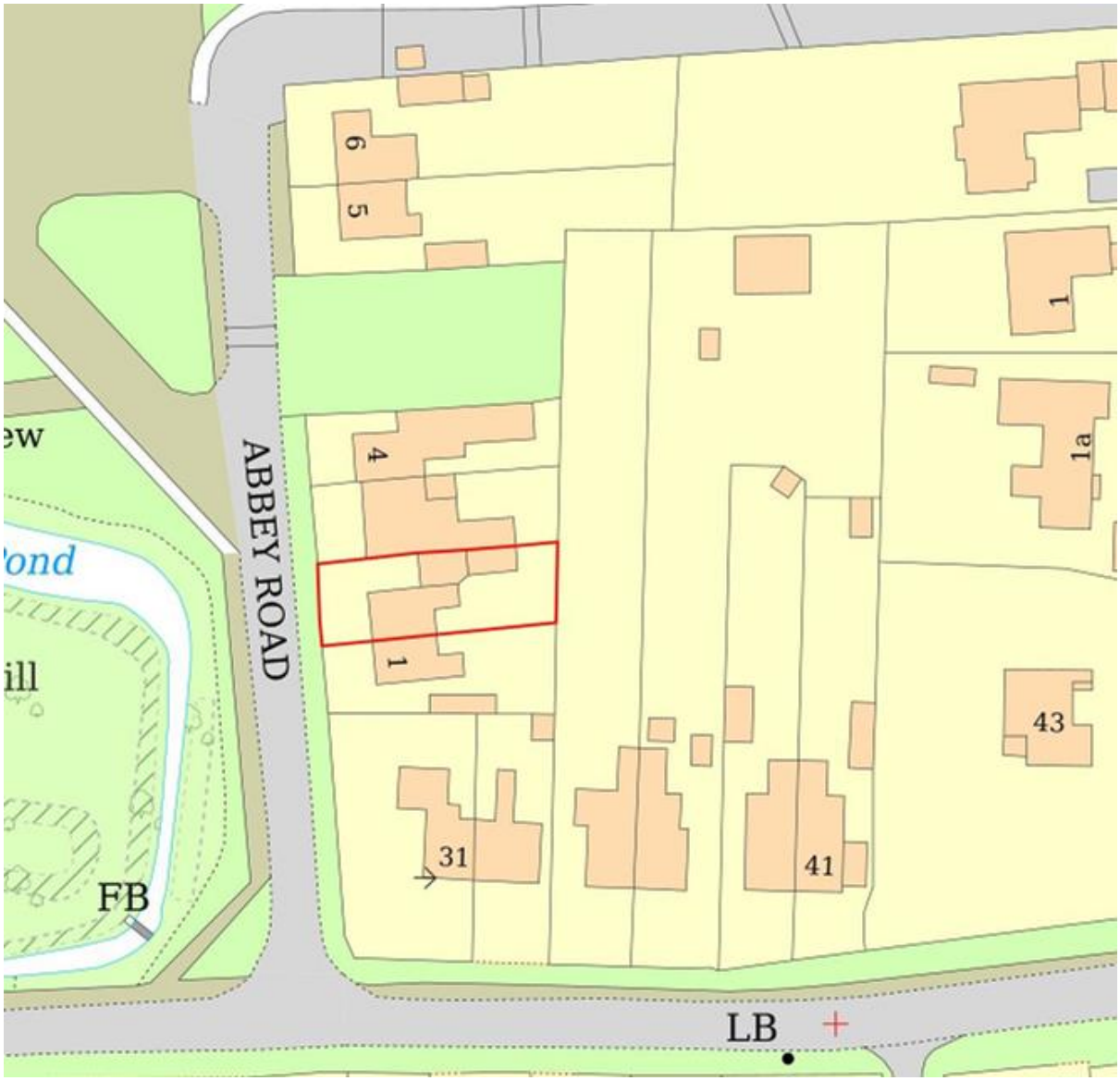

Red line plan for Certificate of Lawful Development 25/00636/CLPD