Application Number: 25/00477/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)

Mr Mel Gould
4 Chesham Road
Sawtry
Huntingdon
PE28 5SG

The Huntingdonshire District Council hereby certify that on the 13th of March 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(s):

1. Reason. The proposed demolition of the existing brick garage and replacement with a larger garage as detailed on the submitted plans received by the Local Planning Authority on 28th of March 2025 are considered to be permitted development within the meaning of Schedule 2, Part 1, Class E, of the Town and Country Planning (General Permitted Development) Order 2015 (Amended).

1. Note. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist, and should refer to the informative note within the decision notice.



Clara Kerr
Chief Planning Officer
Development Services
Corporate Delivery
(Councils Authorised
Officer) On 2nd June 2025

Date 2nd June 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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First Schedule
Demolish existing brick garage and replace with a larger garage with a concrete base including insertion of underground pipes and new drains and removal of unsafe plastic roof between the existing garage and bungalow

Second Schedule
4 Chesham Road
Sawtry
Huntingdon
PE28 5SG

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 Acton 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 is 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.

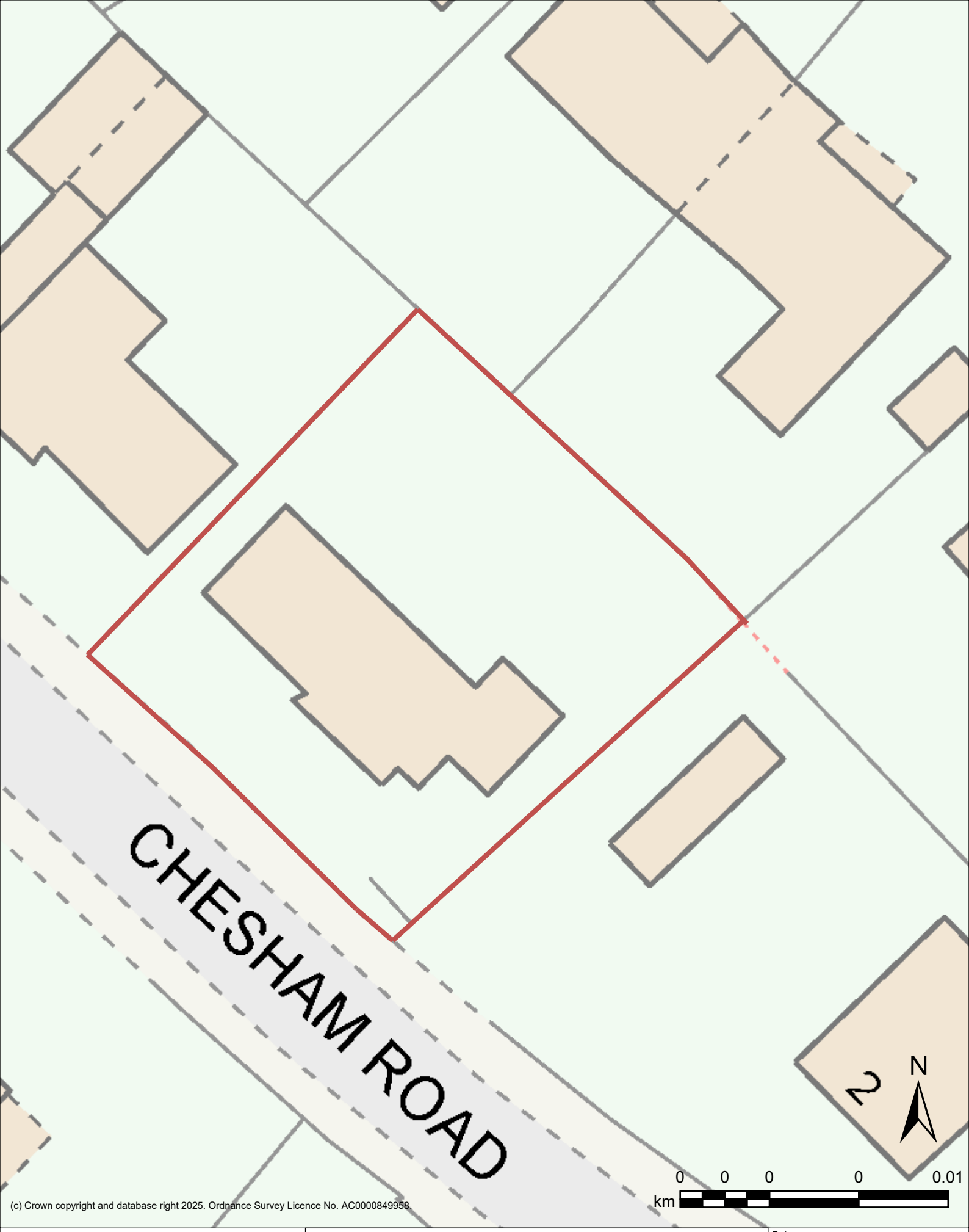
Date 2nd June 2025

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Huntingdonshire DISTRICT COUNCIL

Title:

25/00477/CLPD - 4 Chesham Road - Red Line Plan

Date: 21 May 2025

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Scale: 1:207 @ A4