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

01480 388424

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Mrs Hollie Coe
32 Marsh Lane
Hemingford Grey
Huntingdon
PE28 9EN

Our Ref: 25/00536/EXTDET
Your Ref: Rear extension

1st May 2025

Dear Mrs Coe

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

Proposal: Replacement of conservatory with rear extension 7m wide by 5m deep.

Site address: 32 Marsh Lane Hemingford Grey Huntingdon PE28 9EN

I refer to the above submission received on the 20th March 2025 and can confirm that Prior Approval is not required for the proposal.

Conditions:

Condition: The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Reason: To satisfy the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A, Condition A.3 (a)

Condition: Notwithstanding the submitted application form, the proposed eaves height shall not exceed the eaves height of the existing dwellinghouse, otherwise planning permission, rather than this prior approval permission shall be required.

Reason: For the avoidance of doubt and in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Please ensure that the materials used in the construction of the extension are of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

Consent may be required under Building Regulations and you should contact that Department on 01480 388455.

Should you need to discuss your applications decision you can contact Huntingdonshire District Council's Planning Dept with your query at DevelopmentControl@huntingdonshire.gov.uk

Yours sincerely



Clara Kerr
Chief Planning Officer