Application Number: 24/02288/CLED

Town and Country Planning Act, 1990: Section 191 and 192
(as amended by Section 10 of the Planning Compensation Act, 1991)

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

Mr and Mrs Reuben Walker
C/O Mr David Howells,
72 Cedar Avenue
Hazlemere
HP15 7EE
United Kingdom

The Huntingdonshire District Council hereby certify that on the 5th December 2024 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, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

1. Reason. Based on the evidence submitted and available to the Local Planning Authority and based on the test of 'balance of probability' the applicant has demonstrated that Major's Lodge, Dawsons Farm, Puddock Road has been in residential use continuously for a period in excess of 10 years on the date of the application. For that reason, it is recommended that a certificate is granted for existing lawful use.



Clara Kerr
Chief Planning Officer
Development Services
Corporate Delivery
(Councils Authorised Officer)
On behalf of Huntingdonshire District Council

Date: 30 January 2025

Date 30 January 2025

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

01480 388424

www.huntingdonshire.gov.uk

First Schedule
Lawful development certificate for existing mobile home

Second Schedule
Majors Lodge
Dawsons Farm
Puddock Road
Warboys
Huntingdon
PE28 2UE

Notes

1. This certificate is issued solely for the purpose of section 191 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 was lawful, 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 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 30 January 2025

Huntingdonshire DISTRICT COUNCIL

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Huntingdonshire DISTRICT COUNCIL

Title:

RED LINE PLAN - 24/02288/CLED - Majors Lodge, Dawsons Farm, Puddock Road, Warboys, PE28 2UE

Date: 30 January 2025

Produced by: Mapping Portal

Scale: 1:1,654 @ A4