Application Number: 24/02058/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 D Mead
The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
Cambs
PE28 9LJ

31st December 2024

By Email

The Huntingdonshire District Council hereby certify that on the 6th of November 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, would not be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

1. Reason.

The proposed building by virtue of its scale and location cannot be considered as incidental to the main dwelling as required by Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, a Certificate of Lawfulness cannot be granted under Section 192 of the Town and Country Planning Act 1990 (as amended).

2. Reason.

Notwithstanding the above, regardless of its scale and siting (in terms of meeting the tests) it is not considered that the land in question could be considered as residential curtilage associated with the Four Winds dwelling and therefore the scheme cannot be considered under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date 31st December 2024

Huntingdonshire DISTRICT COUNCIL

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

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C. Kerr

Clara Kerr – Chief Planning Officer
Development Services
Corporate Delivery
Huntingdonshire District Council
31st December 2024

First Schedule

Lawful development certificate for proposed erection of garage block within residential curtilage.

Second Schedule

Four Winds, Houghton Hill, Houghton, Huntingdon, Cambridgeshire, PE28 2BS

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 not be lawful under Section 55 of the Town and Country Planning Act 1990, on the specified date and thus would be liable to enforcement action under section 172 of the 1990 Act on that date.

Date 31st December 2024

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Location Plan Four Winds 31st December 2024