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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

# Application for a Lawful Development Certificate for a Proposed Use or Development

## Town and Country Planning Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Harley Industrial Estate

Address Line 1

Paxton Hill

Address Line 2

Address Line 3

Cambridgeshire

Town/city

Great Paxton

Postcode

PE19 6TA

### Description of site location must be completed if postcode is not known:

Easting (x)

520520

Northing (y)

262593

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Tom

Surname

Race

Company Name

All Phase Electrical Services Limited

### Address

Address line 1

Unit 1 Harley Industrial Estate

Address line 2

Paxton Hill

Address line 3

Town/City

Great Paxton

County

Cambridgeshire

Country

Postcode

PE19 6TA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

### Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Agent Details

### Name/Company

Title

Mr

First name

Chris

Surname

McCrae

Company Name

Campbell McCrae Ltd

### Address

Address line 1

Chapel House

Address line 2

5 The Stiles

Address line 3

Godmanchester

Town/City

Huntingdon

County

Country

Postcode

PE29 2JF

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Formation of structural opening within the southern elevation and installation of sectional door
Sub-division of workshop space

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

## Grounds for Application

**Information about the existing use(s)**

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing and proposed use are light commercial uses as approved under the original planning approval

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

22510_00
22510_01A
22510_02A
22510_03B
22510_04A
22510_05A

Select the use class that relates to the existing or last use.

B2 - General industrial

**Information about the proposed use(s)**

Select the use class that relates to the proposed use.

B2 - General industrial

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposal does not result in a change of use (i.e. if the current building use class is B2 (General Industrial), and the proposed use remains B2)
The subdivision does not involve any work that would constitute as development (i.e. extensions or other structures, or significant changes to the exterior that would change the appearance/height of the building).

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**
**(a) a member of staff**
**(b) an elected member**
**(c) related to a member of staff**
**(d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

## Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

## Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Chris McCrae

Date

10/06/2025