TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Andrew Hodgson
Pegasus Group
Suite 4
Pioneer House
Vision Park, Histon
Cambridge
CB24 9NL
United Kingdom

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Change of use and conversion of the existing Public House (Sui Generis) into residential use (Class C3)

Site address: Public House Chequers Inn St Marys Street Eynesbury

Applicant: Mr and Mrs Rodley

in accordance with your application received on 18th November 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	P22-2786_DE_01_0		02.09.2025
Site Plan	P22-2786_DE_03_0	Proposed	02.09.2025
Floor Plan/s	P22-2786_DE_07_0	Proposed	02.09.2025
Floor Plan/s	P22-2786_DE_08_0	Proposed	02.09.2025
Elevations	P22-2786_DE_12_0	Proposed	02.09.2025
Elevations	P22-2786_DE_13_0	Proposed	02.09.2025
Wall details	P22-2786_DE_20	Proposed	02.09.2025
Section	P22-2786_DE_21	Proposed	02.09.2025
Section	P22-2786_DE_23	Proposed	02.09.2025
Section	P22-2786_DE_24	Proposed	02.09.2025
Section	P22-2786_DE_25	Proposed	02.09.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 23rd October 2025

Huntingdonshire DISTRICT COUNCIL

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

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Section	P22-2786_DE_26	Proposed	02.09.2025
Wall details	P22-2786_DE_27	Proposed	02.09.2025
Door Elevations	P22-2786_DE_29	Proposed	02.09.2025
Details	P22-2786_DE_31	Proposed	02.09.2025
Gate details	P22-2786_DE_32	Proposed	02.09.2025
Roof Plan	P22-2786_DE_09_0	Proposed	02.09.2025

Subject to the following condition/s.

1. Condition.
   The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition.
   The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

   Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Condition.
   No development shall take place above slab level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

4. Condition.
   No work above slab level shall be laid for the proposed new boundary walls until a sample panel of 1m² has been prepared on site illustrating the choice of material, bond, mortar mix and colour. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

   Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

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5. Condition.
No rooflights shall be installed until details of the manufacturer and scale elevation and section drawings have been submitted to and approved in writing by the Local Planning Authority. The details shall show how the rooflights are to be installed in relation to the roof coverings and existing structure. The rooflights shall thereafter be installed in accordance with the approved details and retained as such.

Reason: To safeguard the character of the listed building in accordance with Policy LP34 of Huntingdonshire's Local Plan to 2036.

6. Condition.
No gate(s) shall be installed until details (including appearance, external colours, materials, location and size) have been submitted to and approved in writing by the Local Planning Authority. The gate(s) shall thereafter be installed in accordance with the approved details and retained as such.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

7. Condition.
The existing access to Chequers Inn shall be permanently and effectively narrowed to 5.5m wide and the footway either side shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority within 28 days of the bringing into use of the new access.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

8. Condition.
Prior to commencement of the use hereby permitted any gate or gates to the vehicular access shall be set back a minimum of 7.750m from the near edge of the highway boundary. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

9. Condition.
The development, hereby permitted, shall not be occupied until all identified flood alleviation and protection measures have been completed in accordance with the submitted Flood Risk Assessment ref: 715 FRA-v2 dated January 2025 received by the Local Planning Authority on

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13th January 2025. The completed measures shall thereafter be retained in accordance with the approved measures.

Reason: To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

10. Note to applicant.
This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary
consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

The applicant should note that the nature of the highway works proposed will necessitate the completion of a Section 184 or Section 278 Highway Works Agreement between the developer and the LHA prior to commencement. The developer should contact development.managment@cambridgeshire.gov.uk to ascertain which is required Dropped kerbs and access protection markings -
Cambridgeshire County Council or Highways development - Cambridgeshire County Council

11. Note to applicant.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

12. Note to applicant.
Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

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When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.



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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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