**Application Number: 25/01003/FUL**

**TOWN & COUNTRY PLANNING ACT 1990**

**Planning Permission**

Mr Dale Robinson
Twenty-Nine Architecture Ltd
25 Cromwell Road
Cambridge
CB1 3EB

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

Proposal: Proposed erection of a self-build detached dwelling along with conversion of an existing garage into carport and associated works (Resubmission of Application Ref:24/02387/FUL)

Site address: 26 - 28 High Street Fenstanton Huntingdon PE28 9JZ

Applicant: Mr Tristan Young

in accordance with your application received on 3rd June 2025 and plans (listed below) which form part of the application

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| Location Plan | Location Plan | Rev P2 | 03.06.2025 |
| Site Plan | Proposed Site Plan PL(90)01 | Rev P1 | 03.06.2025 |

C. Kerr

Clara Kerr
Chief Planning Officer


Date 21st November 2025

Huntingdonshire DISTRICT COUNCIL

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|---|---|---|---|
| Floor plans and Elevations | Proposed Floor Plans and Elevations PL(21)01 | Rev P1 | 03.06.2025 |
| CAR PORTS | Proposed Floor Plans and Elevations (Carport) PL(21)02 | Rev P1 | 03.06.2025 |
| CYCLE STORE | Proposed Cycle Store PL(21)03 | Rev P1 | 03.06.2025 |

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.

   Notwithstanding details required under any other condition of this permission, 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.

   The materials to be used in the external construction of the development, hereby permitted, shall be as detailed in the submitted Design, Access and Heritage Statement received by the Local Planning Authority (LPA) on the 3rd of June 2025 unless otherwise agreed in writing by the LPA.

   Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area and the wider Conservation Area in accordance with Policies LP2, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

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4. Condition.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details shown on plan reference PL(90)01 Rev P1. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

5. Condition.

The cycle facilities shown on approved plans PL(90)01 Rev P1 & PL(21)03 Rev P1 shall be implemented in accordance with the approved plans before the development to which it relates is occupied or the use commenced and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

6. Condition.

Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

7. Condition.

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Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. This shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

8. Condition.

The access shall be a minimum width of 5m, for a minimum distance of 10m measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

9. Condition.

Prior to the first use of the development the proposed on-site parking and turning shall be laid out, in accordance with the approved plan and thereafter retained for that specific use.

Reason: In the interests of satisfactory development and highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

10. Condition.

Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

11. Condition.

Prior to the first occupation of the development the vehicular and pedestrian visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted Drawing No. PL(90)01 Rev P1

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The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

12. Condition.

The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway in accordance with Policies LP15 and LP17 of Huntingdonshire's Local Plan to 2036.

13. Condition.

Prior to the first occupation of the development hereby approved, a metalled surface shall be provided for a minimum distance of 8m along the access road from its junction with the public highway. This shall thereafter be retained and maintained for the lifetime of the development.

Reason: To prevent mud and extraneous material being deposited on the highway in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

14. Condition.

The finished floor level shall be implemented and maintained at 300mm above existing site levels in accordance with plan ref PL(90)01 Rev P1 and the recommendations contained within the submitted Flood Risk Assessment prepared by EAS dated October 2024 and received by the Local Planning Authority on the 3rd of June 2025.

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

15. Condition.

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The development hereby permitted shall be carried out in accordance with the submitted tree protection measures detailed within the submitted Arboricultural Impact Assessment prepared by Ligna Consultancy dated 29th of May 2025 and received by the Local Planning Authority on the 3rd of June 2025. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and shall be retained intact for the duration of the construction works.

Any trees, shrubs or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

Reason: To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

16. Condition.

Prior to the commencement of any development on site, full details of the full engineering design for the specialist foundations shall be provided to the Local Planning Authority for approval in writing. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

17. Condition.

No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the enhancements shown on plan reference PL(90)04 Rev P1 will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

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Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

18. Condition.

    The dwelling hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

    Reason: To ensure the unit is accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

19. Condition.

    The dwelling hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

    Reason. In accordance with Policy LP12j of the Huntingdonshire Local Plan to 2036.

20. 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:

    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.

21. Note to applicant.

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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.

22. Note to applicant.

A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 27 of the Town and Country Planning (General Development Procedure) Order 2015. Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.



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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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