Application Number: 25/00383/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 & Ms Richard & Ann Collman
c/o Mr Frazer Hickling
Kingsbrook House
7 Kingsway
Bedford
MK42 9BA

The Huntingdonshire District Council hereby certify that on the 3rd March 2025 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 be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

1. Reason. The proposed development for the conversion of an existing integral garage to habitable accommodation, comprising of a home gym as detailed on plan reference "Garage Conversion to Gym" received by the LPA on 3rd March 2025, satisfies the criteria attached to Schedule 2 - Part 1 - Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, officers consider the proposed development would be permitted subject to compliance with the conditions set out in Schedule 2 - Part 1 - Class A.

C. Kerr

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

Date 15 April 2025

Date 15 April 2025

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

01480 388424

www.huntingdonshire.gov.uk

First Schedule
Conversion of existing integral garage to habitable accommodation, with the materials used in any exterior work being of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Second Schedule
53 Red Admiral Court
Little Paxton
St Neots
PE19 6BU

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 have been 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 are 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 15 April 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk



(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000849958.

Huntingdonshire DISTRICT COUNCIL

Title:

25/00383/CLPD - Red Line Plan - 53 Red Admiral Court, Little Paxton

Date: 20 March 2025

Produced by: Mapping Portal

Scale: 1:827 @ A4