Application Number: 25/00825/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mrs Gemma Paterson
Graham Handley Architects
Graham Handley Architects
The Mill
Free Church Passage
St Ives
PE27 5AY
United Kingdom

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

Proposal: Proposed conversion of vacant upper-floor office space into 4 residential dwellings, with the existing ground floor retail unit to remain in its current use and unchanged.

Site address: 9 The Pavement St Ives PE27 5AD

Applicant: Mr Damian Howard D. Gurteen & Sons Ltd.

in accordance with your application received on 8th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received

C. Kerr

Clara Kerr
Chief Planning Officer

Date 19th September 2025

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

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Floor Plan/s	(PL) 100	Rev PL2	15.07.2025
Floor Plan/s	(PL) 101	Rev PL2	15.07.2025
Floor Plan/s	(PL) 102	Rev PL2	15.07.2025
Elevations	(PL) 110	Rev PL1	17.07.2025
Elevations	(PL) 111	Rev PL2	15.07.2025
Elevations	(PL) 112	Rev PL2	15.07.2025
Location Plan	(PL) 010	Rev PL1	08.05.2025
Site Plan	(PL) 011	Rev PL1	08.05.2025

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.

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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 following drawings:

- Elevations as proposed, Sheet 1 of 3, drawing number 110 Rev PL1, received by the Local Planning Authority on 17 July 2025;

- Elevations as proposed, Sheet 2 of 3, drawing number 111 Rev PL2, received by the Local Planning Authority on 17 July 2025;

- Elevations as proposed, Sheet 3 of 3, drawing number 112 Rev PL2, received by the Local Planning Authority on 17 July 2025;

- Ground Floor Plan as proposed, drawing number 100 Rev PL2, received by the Local Planning Authority on 17 July 2025;

- First Floor Plan as proposed, drawing number 101 Rev PL2, received by the Local Planning Authority on 17 July 2025;

- Second Floor Plan as proposed, drawing number 102 Rev PL2, received by the Local Planning Authority on 17 July 2025;

unless otherwise agreed in writing by the Local Planning Authority.

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

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4. Condition.

No proposed new windows and doors shall be constructed until joinery details including horizontal and vertical cross sections of the new windows and doors at a scale of 1:2 or 1:5 as appropriate for windows and at a scale 1:5 or 1:10 as appropriate for doors with associated frames and reveals have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be constructed and installed in accordance with the approved details and retained as such.

Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

5. Condition.

The development hereby approved shall be carried out in accordance with the recommendations and enhancement measures detailed in the Preliminary Ecological Appraisal and Roost Assessment dated June 2025 and received by the Local Planning Authority on 17th July 2025.

Reason: To complement or enhance features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

6. Condition.

Notwithstanding the details shown on the plans hereby approved, the use hereby permitted shall not commence, until details of the facilities for the provision of secure covered cycle parking for use in

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connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the use hereby permitted is commenced and shall be retained 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.

7. 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 Floor Risk Assessment by MTC Engineering dated July 2025 and received by the Local Planning Authority on 17 July 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.

8. Condition.

The AC units on the south-east elevation shall only operate within the following times:

09:00 - 18:00 each day Monday - Saturday

10:00 - 16:00 on Sundays, bank and public holidays.

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Reason: To protect the amenity of the future occupants of the properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

9. Condition.

The sound level from the external AC units on the south-east elevation shall not exceed 40dB(LAeq5min) when measured within the closest residential property (identified as Apartment B on plan (PL) 101 Rev PL2).

Reason: To protect the amenity of the occupants of the property in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

10. Condition.

The proposed residential dwelling hereby approved 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 prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the adequate provision of water efficiency methods in accordance with Policy LP12 part j of Huntingdonshire's Local Plan to 2036.

11. 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.

12. 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.

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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

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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.

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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