Application Number: 25/00293/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mrs Carole Bradbury
Crown House
40 High Street, Kimbolton
Cambs
PE28 0HA

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT** for:

Proposal: Remove the existing roof of the building, raise the height of the external walls and replace the roof, thus giving an upstairs to the existing building.

Site address: Units 4 And 5 Cromwell Court High Street Kimbolton

in accordance with your application received on 18th February 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Elevations	AE2935-03	Rev A	18.03.2025
Block Plan			12.03.2025
Location Plan			12.03.2025
Floor Plan/s	AE2935-02B (2)		18.02.2025

1. Reason.
   The proposal removes a feature of the building which contributes to its significance and also to its character. The construction of an additional storey does not maintain the style and materials of the historic building nor its historic or architectural interest. It is also likely to cause alteration or damage to historic fabric and features of the building and would therefore, have a harmful impact upon the designated heritage asset. It therefore fails to accord with ss. 16 and 66 of the Planning (LBCA) Act 1990 (as amended), Policies LP12 and LP34 of Huntingdonshire's Local Plan to 2036 and paragraphs 207, 212 and 213 of the NPPF 2024.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 15th October 2025

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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2. Reason.
   Insufficient and inaccurate information has been provided to enable a full assessment of the potential impact of the proposal on the significance of the heritage asset. However, the submission, appears to show that the proposal would result in harm to the listed building and its significance. Whilst this harm may be less than substantial, there does not appear to be public benefit that would outweigh this harm. Therefore, the proposal is contrary to policy LP34 of the Local Plan to 2036, and Part 16 of the National Planning Policy Framework (December 2024).

3. Reason.
   The proposal is not considered to maintain the contribution which Units 4 and 5 Cromwell Court make to the settings of the adjoining Listed Building (no. 36A High Street (Fairfax)), nor to the wider group of Listed Buildings of High Street, Kimbolton and does not maintain the contribution which Units 4 and 5 Cromwell Court make to the street scene which forms the character, appearance or significance of the Kimbolton Conservation Area. It would, therefore, have a harmful impact upon the significance and character of the Conservation Area. Therefore, the proposal is contrary to policies LP12 and LP34 of the Local Plan to 2036, and Part 16 of the National Planning Policy Framework (December 2024).

4. 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.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 15th October 2025

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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.

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.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 15th October 2025

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