Application Number: 24/02299/CLED

Town and Country Planning Act, 1990: Section 191 and 192
(as amended by Section 10 of the Planning Compensation Act, 1991)

Town and Country Planning (Development Management Procedure) (England) Order 2015
(Amended)

Mr and Ms Andrew and Larisa Greenland
c/o Mr Edward Durrant
Pegasus Group
Suite 4 - Pioneer House
Vision Park
Histon
Cambridge
CB24 9NL

The Huntingdonshire District Council hereby certify that on the 9th December 2024 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 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

1. Reason. The evidence submitted with this application has, on the balance of probability, demonstrated that the detailed as the land northwest, west and south of 21 Church Road (Moat House) Great Stukeley, has been used continuously for a period in excess of ten years prior to the date of the application as a domestic garden. Therefore, considered to be lawful by virtue of the passage of time and is immune from enforcement action.



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

Date 6th February 2025

Date 6th February 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

First Schedule
Certificate of lawful use for the use of land for purposes incidental to the use of the dwellinghouse.

Second Schedule
21 Church Road
Great Stukeley
Huntingdon
PE28 4AL

Notes

1. This certificate is issued solely for the purpose of section 191 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.

Date 6th February 2025

Huntingdonshire DISTRICT COUNCIL

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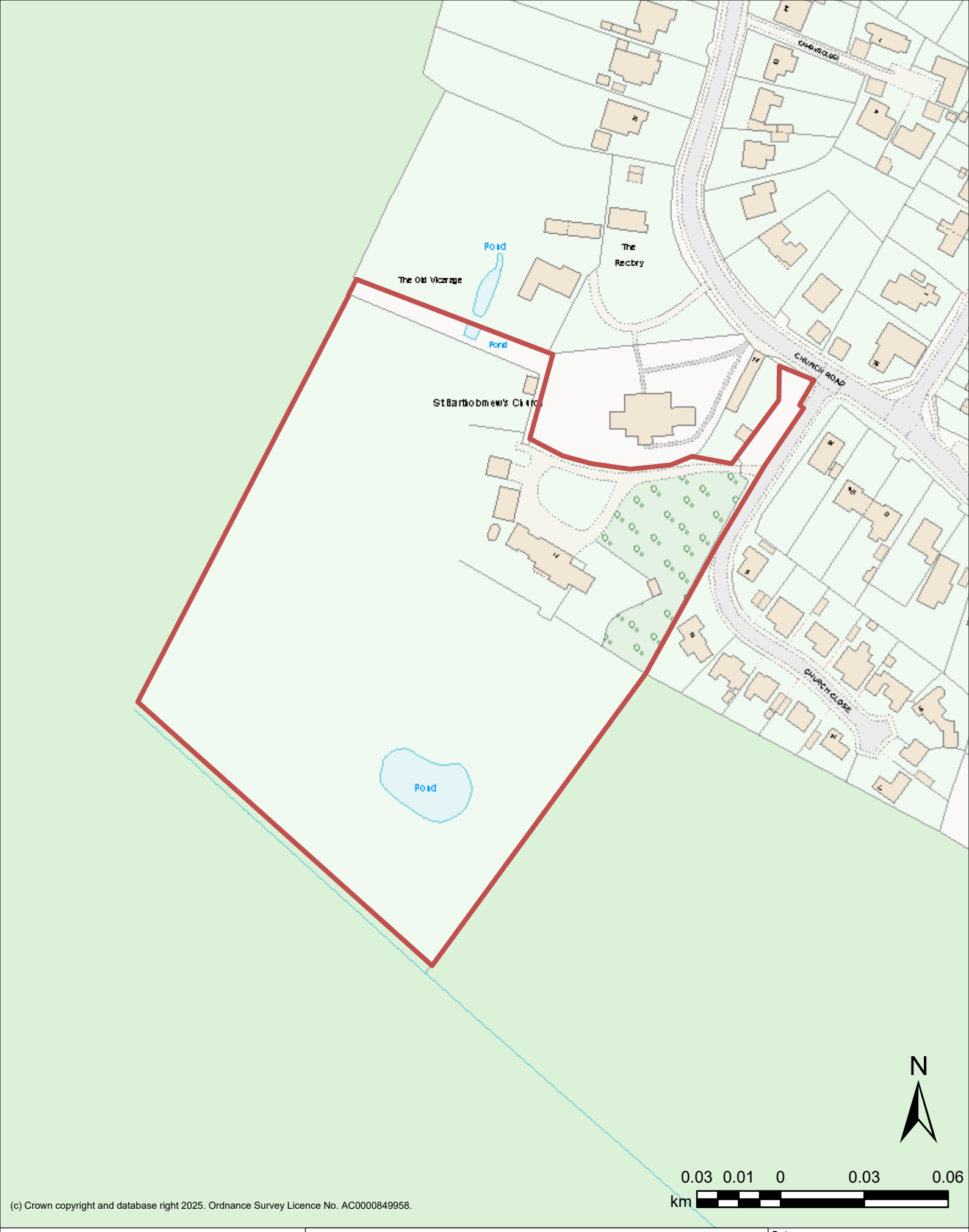

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Huntingdonshire DISTRICT COUNCIL

Title:

Red Line Plan - 24/02299/CLED - 21 Church Road, Great Stukeley

Date: 04 February 2025

Produced by: Mapping Portal

Scale: 1:1,654 @ A4