Application Number: 24/01990/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mrs KATIE DAVIES-BINNEY
Binney & Sims Design
Binney And Sims Design
Bellingham House
2 Huntingdon Street
St Neots
PE19 1BG

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

Proposal: Construction of a garden building

Site address: 48 West Street Great Gransden Sandy SG19 3AU

Applicant: Tim Higginbotham

in accordance with your application received on 28th October 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	1245-ESPLP		
Proposals	1245 C		

1. Reason.
   The loss of part of the boundary hedge together with the proposed building, by virtue of its siting, size and design would fail to respect the character and appearance of the site and the surrounding buildings and streetscene. It would appear as a visually incongruous and harmful addition to this part of the Conservation area streetscene. It would therefore result in harm to the character and appearance of the Conservation area, which could not be outweighed by public benefits, contrary to Policies LP11 (Design Context) and LP12 (Design Implementation), LP34 (Heritage) of the Huntingdonshire Local Plan to 2036, the provisions the NPPF (2024), the

C. Kerr

Clara Kerr
Chief Planning Officer

Date 24th January 2025

Huntingdonshire DISTRICT COUNCIL

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National Design Guide (2021) and the guidance contained within the Huntingdonshire Design Guide (2017).

2. Reason.
The proposed development due to its siting, size and design would result in harm to the setting and significance to the host Listed building and the Listed Building 1 and 3 Fox Street on the opposite side of the road. Whilst the harm would be less than substantial, it would not be outweighed by public benefits. Therefore the proposal in contrary to policy LP34 of the Huntingdonshire Local Plan to 2036 and the NPPF (2024) in this regard.

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;

- **Twelve weeks 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.

C. Kerr

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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.



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Chief Planning Officer

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