HUNTINGDONSHIRE DISTRICT COUNCIL

26/01915/DEMDET

OFFICER REPORT

Case No: **26/01915/DEMDET** **Demolition Determination**

Proposal: **Demolition of 7-storey and 2-storey apartment blocks, 10 single storey dwellings and 32 garages**

Location: **Land West And North Of Suffolk Close, Huntingdon**

Applicant: **Places for People Living+ Limited**

Grid Ref: **524834 272681**

DESCRIPTION OF SITE AND APPLICATION

The application relates to the 7-storey and 2-storey apartment blocks, 10 single storey dwellings and 32 garages adjacent to Suffolk Close which are proposed for demolition. The dwellings are not located within a conservation area.

This application is to determine whether the prior approval of the Local Planning Authority is required as to the method of demolition of the 26 dwellings under Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

The following information has been submitted demonstrating the scope of the proposal and mitigation of potential impacts during the proposed demolition:

- Application form;
- Covering letter;
- Confirmation of a site notice being posted;
- Copy of the Site Notice;
- Demolition overlay site plan
- Site location plan
- Demolition Method Statement prepared by Cawarden (Rev 1 04/11/2026);

NATIONAL GUIDANCE

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PLANNING POLICIES

N/A

RELEVANT PLANNING HISTORY

26/01304/FUL- Demolition of existing buildings and garages, and residential redevelopment of the site to provide a mix of town houses and apartment blocks [87 units] together with associated access, parking, landscaping, drainage and associated works - Pending

No historic applications are of direct relevance to the nature of this prior approval application.

CONSULTATIONS

Cadent Gas – No objection, informative note required

Environmental Health – No issues to raised. They have reviewed the Method Statement prepared by Cawarden (dated 8 October 2026) and recommend it be adhered to.

Ecology – The proposed demolition works are unlikely to result in adverse ecological impacts and that the Local Planning Authority can demonstrate compliance with its statutory duties.

REPRESENTATIONS

N/A

LEGISLATION

The relevant part of the Town and Country Planning (General Permitted Development Order) 2015 (as amended), Schedule 2, Part 11, Class B relates to "any building operations consisting of the demolition of a building" and is subject to the following conditions:

Development is not permitted by Class B if-

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

Officer comments - Complies, the information submitted in support of this application confirms this is not applicable to the dwellings proposed for demolition.

(b) the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)

Officer comments - Complies the site is not located within a conservation area.

(c) the building is used, or was last used, for a purpose falling within—

(i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or
(ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order

Officer comments - Complies, the application relates to residential dwellings.

(d) the building is used, or was last used, for the purpose of—

(i) a concert hall;
(ii) a venue for live music performance; or
(iii) a theatre;

Officer comments - Complies, the application relates to residential dwellings.

(e) the demolition relates to a statue, memorial or monument ("a commemorative structure") in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—

(i) that is a listed building;
(ii) that is a scheduled monument;

(iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;
(iv) within the grounds of a museum or art gallery; or
(v) within the curtilage of a dwellinghouse

Officer comments - Complies, the application relates to residential dwellings.

Where the development accords with the above conditions Schedule 2, Part 11, Class B.2 requires the developer (before beginning the development) to apply to the Local Planning Authority (LPA) for a determination as to whether the prior approval of the LPA will be required as to the method of demolition and any proposed restoration of the site.

B.2(ii) required the developer to submit an application accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid.

Officer comments - Complies, details are within the application form, cover letter, Demolition Method Statement, the fee has been paid and the LPA has received a copy of the site notice and the applicant has confirmed its display in accordance with legislation.

B.2 (iii) - Deleted entry in the GPDO - not applicable.

B.2(iv) requires the developer to display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the LPA.

Officer comments - See above.

B.2(v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement.

Officer comments - N/A

B.2 (vi) - Deleted entry in the GPDO - not applicable.

B.2 (vii) the development must not begin before the occurrence of one of the following—

(aa) the receipt by the applicant from the Local Planning Authority of a written notice of their determination that such prior approval is not required;

(bb) where the Local Planning Authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or

(cc) the expiry of 28 days following the date on which the application was received by the Local Planning Authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination.

Officer comments - Part aa is relevant and a decision notice shall accompany this letter. Parts bb and cc are not relevant to this application as prior approval is not required and it has been determined prior to the expiry date.

B.2 (viii) the development must, except to the extent that the Local Planning Authority otherwise agree in writing, be carried out—

(aa) where prior approval is required, in accordance with the details approved;

(bb) where prior approval is not required, in accordance with the details submitted with the application;

Officer comments - Prior approval is not required so part aa is not relevant. The development shall be carried out in full accordance with the submitted details in accordance with part bb.

B.2 (ix) the development must be carried out—

(aa) where approval has been given by the Local Planning Authority, within a period of 5 years from the date on which approval was given;

(bb) in any other case, within a period of 5 years from the date on which the Local Planning Authority were given the information referred to in paragraph (b)(ii)

Officer comments - As prior approval is not required, part (bb) applies. The development must be carried out within 5 years from the date the Local Planning Authority was given the information referred to in paragraph B.2(b)(ii).

PLANNING CONSIDERATIONS

This type of application is assessed against The Town and Country Planning (General Permitted Development Order) 2015 (as amended) – Schedule 2, Part 11, Class B – demolition of buildings. The LPA's role is restricted solely to deciding whether their approval is required as to the 'method of demolition and any proposed site restoration; and nothing more.

It is noted that the submitted method statement and Ecological Assessment v2 (Ecology Solutions, February 2026) submitted with 26/01304/FUL, notes all relevant ecological receptors and included a Preliminary Roost Assessment of the buildings proposed for demolition, undertaken in July 2026.

Based on the information available, it is considered that the proposed demolition works have the potential to impact only roosting bats and nesting birds. However, the Ecological Assessment v2 (Ecology Solutions, February 2026) identified that all buildings on site provide negligible suitability for roosting bats. In addition, impacts to nesting birds can be avoided through the timing of works outside of the breeding bird season (March to August inclusive) or through the implementation of appropriate precautionary measures.

As a result, consider that the proposed demolition works are unlikely to result in adverse ecological impacts and that the Local Planning Authority can demonstrate compliance with its statutory duties.

It was recommended that the Suffolk & Grenville House Demolition RAMS be updated to include a section relating to nesting birds. This was amended and the ecologist concluded that the nesting bird information in the updated demolition method statement is very comprehensive. Therefore, whilst they did not have an objection in principle for this scheme, this updated information will ensure ecological impacts will be fully considered as part of the demolition works.

While section 40 of the Natural Environment and Rural Communities Act 2006 (as amended) includes a duty that every public body must have regard to the conservation and enhancement of biodiversity in the proper exercise of its functions, the GPDO does not provide that permitted development is subject to the S40 duty.

Whilst the safeguarding of protected species falls outside of matters for consideration in determining this prior notification, birds and their nests and bats are protected by The Wildlife and Countryside Act 1981 making it an offence to intentionally kill, injure or capture them or recklessly damage or destroy their habitat. It may be necessary for the applicant to undertake additional surveys and if

required carry out suitable mitigation in accordance with a licence to be obtained from Natural England.

Hedgehogs are species of principal importance Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, which public bodies have a duty of responsibility' to protect and are listed on Schedule 6 of the Wildlife and Countryside Act (1981) which makes it illegal to kill or capture them.

It is therefore considered appropriate to include informatives on the decision letter to highlight the requirement to comply with other legislation regardless of the findings on this prior notification application.

Environmental Health have also considered the demolition consent and feel that the Method Statement prepared by Cawarden (dated 8 October 2026) is acceptable and recommend it be adhered to.

CONCLUSION

Having regard to the details submitted, the prior approval of the Local Planning Authority is not required as to the method of demolition and the proposed restoration of the site.

The proposed demolition may proceed in accordance with the details submitted.

CONTACT OFFICER:
Enquiries about this report to **Hannah Hodges**

Informatives

The development shall be carried out within a period of five years of the date that the application was submitted to the Local Planning Authority in accordance with Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The development shall be undertaken in full accordance with the details submitted to the Local Planning Authority.

Whilst the safeguarding of protected species falls outside of matters for consideration in determining this prior notification, birds and their nests and bats are protected by The Wildlife and Countryside Act 1981 making it an offence to intentionally kill, injure or capture them or recklessly damage or destroy their habitat. It may be necessary for the applicant to undertake additional surveys and if required carry out suitable mitigation in accordance with a licence to be obtained from Natural England.

Hedgehogs are species of principal which public authorities must have regard to the purpose of conserving biodiversity under Section 40 of the Natural Environment and Rural Communities Act 2006.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction

of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

If any asbestos containing material is to removed it must be by a competent and licenced contractor and no asbestos fibres or fragments are to be left on the ground following the works.