Application Number: 25/00474/LBC

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

REFUSAL OF LISTED BUILDING CONSENT

Mr John Michael Souter
Sycamore Cottage
Leighton Road
Hamerton
Huntingdon
PE28 5QT

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

Proposal: Extension to rear property

Site address: Sycamore Cottage Leighton Road Hamerton Huntingdon

in accordance with your application received on 13th March 2025 and plans (listed below) which form part of the application for the following reason(s)

Plan Type	Reference	Version	Date Received
Plans	35401 Rev A	Proposed	13.03.2025
Location Plan	Location Plan		13.03.2025

1. Reason.
   The proposed new rear extension is considered to be harmful to the character and significance of Sycamore Cottage, due to its scale, height and bulk and the unsympathetic design, style and features, which are not harmonious with the existing building. The proposals do not respect nor preserve the historic character of the listed building. The proposed development is considered to result in less than substantial harm to the character and appearance of the Sycamore Cottage. This harm is not outweighed by the public benefits of the proposal. As such, the proposed development is considered to be contrary to sections 16 and 66 of the Planning (LBCA) Act 1990 (as amended), Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036 and Sections 12 and 16 of the National Planning Policy Framework (2024).

2. Reason.
   The application is not supported by sufficient and accurate information on all aspects of the proposal and therefore the Local Planning Authority is unable to fully assess the proposals appropriately and

C. Kerr

Clara Kerr
Chief Planning Officer

Date 27th June 2025

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meet their statutory duty to preserve the listed building and its setting. As such, the proposed development is considered to be contrary to Section 66 of the Planning (Listed Buildings and

Conservation Areas) Act 1990, Policy LP34 of the Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework (2024).

3. 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.

NOTES

4. Note to applicant.

Rights of Appeal under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20

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

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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.

5.Note to applicant.

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.

6.Note to applicant.

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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