Application Number: 24/01849/CLPD

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

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

Mrs Zoe Merrington
30 Apple Tree Close
Yaxley
Peterborough
PE7 3JY

The Huntingdonshire District Council hereby certify that on the 7th October 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 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

1. Reason. The proposed single storey side extension as detailed on Proposed Rear Elevations, Proposed Side Elevations and Proposed Front Elevations received by the Local Planning Authority on 14th November 2024 and Proposed Floor Plan received 21st October 2024 is considered to be permitted development within the meaning of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) subject to the condition that any materials used in exterior work shall be of similar appearance to those used in the construction of the existing dwellinghouse.

C. Kerr

Clara Kerr
Chief Planning Officer
Development Services
Corporate Delivery
(Councils Authorised Officer)
On behalf of Huntingdonshire District Council
Date 5th December 2024

Date 5th December 2024

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

First Schedule
Erection of a single storey side extension.

Second Schedule
30 Apple Tree Close
Yaxley
Peterborough
PE7 3JY

Notes
1. This certificate is issued solely for the purpose of section 192 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 Acton 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 is materially different from those described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the provisions in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Date 5th December 2024

Huntingdonshire DISTRICT COUNCIL

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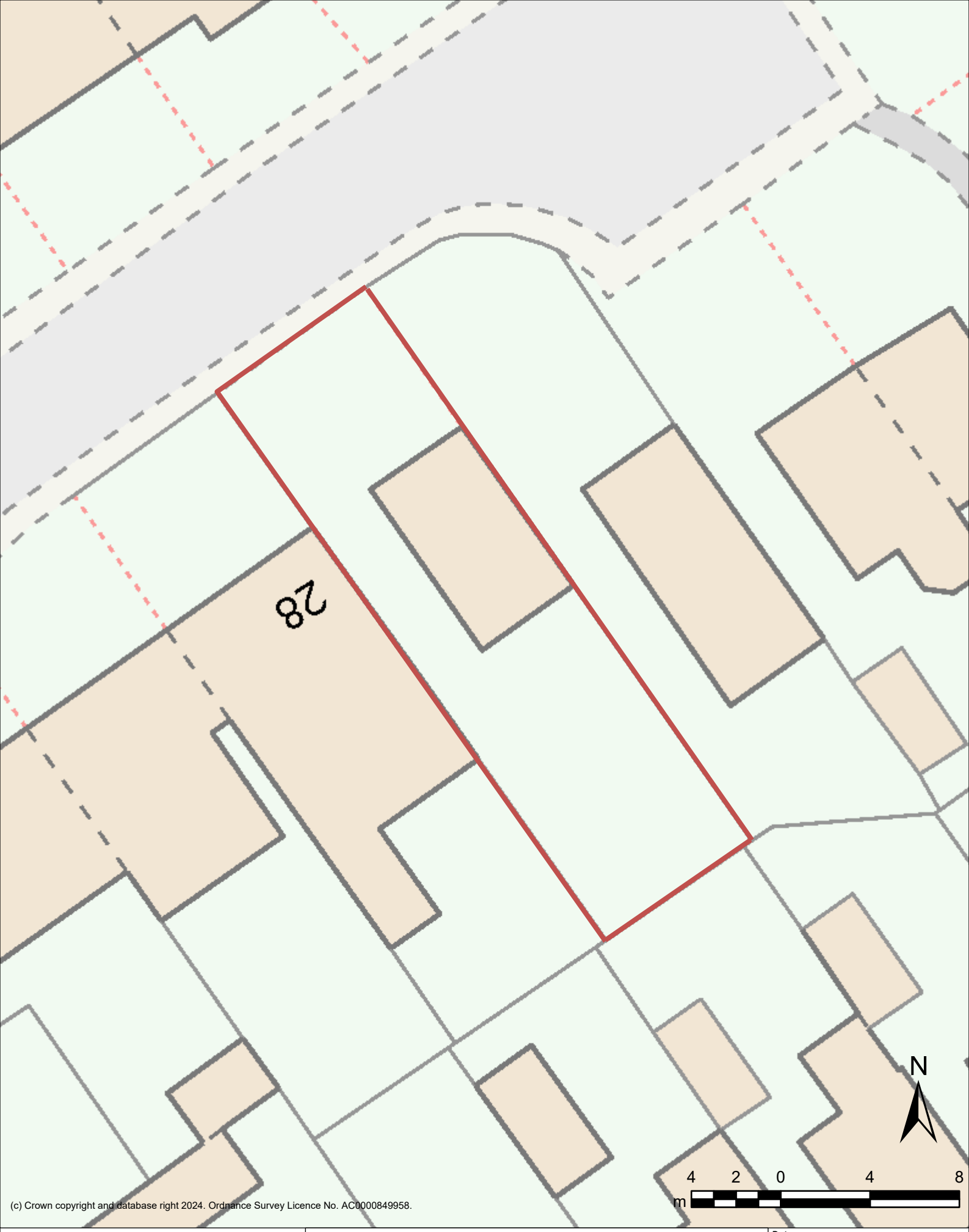

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Huntingdonshire DISTRICT COUNCIL

Title:

24/01849/CLPD - 30 Apple Tree Close - Red Line Plan

Date: December 2024

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Scale: 1:207 @ A4