Application Number: 25/00376/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 Thomas Fussey
Bidwells
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

The Huntingdonshire District Council hereby certify that on the 05th March 2025 the development 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, is lawful within the meaning of section 191 of the Town and Country Planning Act 1990(as amended) for the following reason(s):

Reason:
The evidence submitted with this application has, on the balance of probability, demonstrated that the building outlined in red at New Barns Farm, St Neots Road, Abbotsley, PE19 6UU has been used for Class B1/ now Class E for in excess of 10 continuous years. Therefore, the lawful use of the building is Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and is immune from enforcement action.



Clara Kerr
Chief Planning Officer
Signed on behalf of Huntingdonshire District Council
Date 16th July 2025.

First Schedule
Lawful development certificate confirming the building known as New Barns Farm, St Neots Road, Abbotsley, St Neots, PE19 6UU has been used under Class B1 and now Class E for in excess of 10 continuous years.

Second Schedule
Red Line Plan – Certificate of Lawful Existing Development - 25/00376/CLED.

Date 16th July 2025

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

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www.huntingdonshire.gov.uk

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 use specified in the First Schedule taking place on the land specified in the Second Schedule was lawful, on the specified date and thus was not liable to enforcement action under section 172 of the 1990 Acton that date.

3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that 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 16th July 2025

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Huntingdonshire DISTRICT COUNCIL

Title:

Red Line Plan – Certificate of Lawful Existing Development - 25/00376/CLED.

Date: 08 July 2025

Produced by: Mapping Portal

Scale: 1:827 @ A4