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Planning Services
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

Our ref: MM-6270

03 February 2026

Dear Sir/Madam

The Old Bakery, 53 High Street, Earith, Huntingdon, PE28 3PP
Application for a Certificate of Lawfulness of Existing Use or Development

We enclose an application under S.191 of the Town and Country Planning Act 1990 [as substituted by the Planning and Compensation Act 1991, s. 10(1)] for a certificate of lawfulness in respect of the property at The Old Bakery, 53 High Street, Earith, Huntingdon, PE28 3PP, which is submitted on behalf of Mike Balding and Emilie House (the freehold owners of the property).

The application seeks a Certificate of Lawfulness of Existing Use or Development (CLEUD), for "*Use of 53 High Street as a (Class C3) single dwellinghouse with ancillary use of the cartlodge to the rear of the property.*"

Application documentation

This covering letter is provided in support of an application for a Certificate of Lawfulness of Existing Use or Development (CLEUD) pursuant to section 191(1)(b) of the Town and Country Planning Act 1990 (the "TCPA"), together with the following:

- Completed application forms and ownership certificates
- Site Location Plan (dated 13 June 2025)
- Summary of Evidence - with all supporting evidence provided as appendices

For clarification, the application fee of £673.00 (£588.00 +£85.00 admin fee) has been paid by secure online payment by the applicant.

Background to the application

The Old Bakery, 53 High Street, Earith, was previously operated as a (Class E) bakery. However, it had been converted to a (Class C3) dwellinghouse prior to being sold to Mike Balding and Emilie

House in 2014. Mike and Emilie occupied the property as their family home from August 2014 to July 2024, before vacating the property to move to their new home in Devon. Whilst Emilie's mother, Andrea House (also known as Andrea Chance-House) moved in to the property in June 2019 and continues to live there as her main place of residence, it has come to light that there is no record of planning permission having been granted for the historic change of use from a (Class E) bakery to (Class C3) single dwellinghouse.

A previous application for a Certificate of Lawful Existing Use or Development (CLEUD) (ref: 25/01078/CLED) submitted (on behalf of Mrs Chance-House and by another planning consultant) sought to demonstrate that lawful use of the property as a residential dwelling, and the conversion of space above and at the back of the garage/cartlodge into a loft. However, only limited evidence was provided to demonstrate that the change of use had become lawful over the passage of time.

In reviewing the application, officers determined that although *"the submitted evidence confirms that the property has been used residentially",* however, they determined that *"it does not demonstrate a continuous residential use due to insufficient documentation."* They, therefore determined to refuse to grant a CLEUD and issued the refusal notice on 12 September 2025.

Responding to the previous refusal

In response to the refusal, the owners of the property Mike Balding and Emilie House; and the occupier, Andrea Chance-House, have gathered additional evidence in order to prove that "on the balance of probabilities" the property has been used a (Class C3) single dwellinghouse with ancillary accommodation within the rear 'cartlodge' outbuilding (which included accommodation at first floor level created via conversion of the loft space 2015).

Whilst the previous CLEUD application sought to provide evidence over a ten year period, as the change of use to a single residential dwelling with ancillary accommodation had taken place ahead of 25th April 2024 (when the required period of use changed from 4 years to 10 years), the evidence collated in support of this application has rightly focused on demonstrating that the lawful use has been established 'on the balance of probabilities' over a continuous period of at least 4 years ahead of the date of this application.

The applicant's case

The evidence provided in support of the proposals together with the Summary of Evidence report prepared by Bell Cornwell LLP is more extensive than that provided in support of the previous application for a CLEUD. The evidence is consistent and robust in demonstrating that the use of The Old Bakery, 53 High Street, Earith, Huntingdon, PE28 3PP as (Class C3) dwellinghouse with ancillary accommodation (contained in the rear cartlodge/loft conversion) has been lawfully established over the passage of time.

Accordingly, the applicant respectfully requests that the Lawful Development Certificate is granted for the terms sought at the Council's earliest opportunity.

We look forward to confirmation of validation of the application shortly. Subsequent to this, should you have any queries, or would like to arrange a site visit to the property, please contact Martin Moss of this office (details below).

Yours sincerely

BELL CORNWELL LLP

Martin Moss
Associate Planner
[redacted]

Encs.