Application Number: 24/02411/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Jack Boyns
Archangel Ltd
3 Doctor's Close
Impington
Cambridge
CB24 9ND
United Kingdom

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

Proposal: Conversion of the outbuilding to self contained residential use

Site address: 16A Euston Street Huntingdon PE29 3QS

Applicant: Dr Peter Heslam

in accordance with your application received on 24th December 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Site Plan	0421-001	Existing	28.11.2025
ground plan	0421-111b	Proposed	28.11.2025
Elevations	0421-121b	Proposed	28.11.2025
Elevations	0421-122b	Proposed	28.11.2025
Location Plan	Location Plan		04.06.2025

1. Reason.
   The proposal will result in a contrived form of development that would be harmful to the residential amenity of the occupiers of the outbuilding due to the poor space standards and loss of daylight and sunlight. The proposal is therefore considered to be contrary to Policy LP14 of

C. Kerr

Clara Kerr
Chief Planning Officer

Date 30th March 2026

Huntingdonshire DISTRICT COUNCIL

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Huntingdon. PE29 3TN
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www.huntingdonshire.gov.uk

Huntingdonshire's Local Plan to 2036, Section 12 the NPPF (2024) and parts B1 H1 and H2 of the National Design Guide (2021).

2. Reason.
   No bin or bicycle stores have been allocated to the site and and the provision of such would have an adverse impact on the private outside amenity space for the property. The proposal is therefore contrary to Policy LP17 of the Huntingdonshire Local Plan to 2036 (May 2019).

3. Reason.
   The application is not accompanied by a completed Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

4. 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

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

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

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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 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.

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.

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.

C. Kerr

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Chief Planning Officer

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