Application Number: 24/02050/CLED

Town and Country Planning Act, 1990: Section 191
(as amended by Section 10 of the Planning Compensation Act, 1991)

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

Mr I Ashworth
I-lid Design Ltd
8 Sutcliffe Road
Wittering
Peterborough
PE8 6AY

3rd January 2025

By Email

The Huntingdonshire District Council hereby certify that on the 5th of November 2024 the operational 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, would be lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

Reason:

The evidence submitted with this application has demonstrated that the operational development of the removal and infill of a first-floor window to the rear (south) elevation of the dwelling and the installation of a roof light to a side (east) facing pitched roof plane are considered to be permitted development within the meaning of Schedule 2 - Part 1 - Classes A and C of the General Permitted Development Order (as amended) 2015 and therefore considered lawful.

C. Kerr

Clara Kerr – Chief Planning Officer
Development Services
Corporate Delivery
Huntingdonshire District Council

Date 3rd January 2025

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

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First Schedule

Lawful Development Certificate (Existing) for removal of UPVC rear window on first floor of south elevation, infilled with brickwork to match existing. Installation of Velux to first floor pitched roof.

Second Schedule

30 St Mary's Street, Farcet, Peterborough, PE7 3AR

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 matter 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 Act on 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 operations which are 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.

5. It should be noted that a Lawful Development Certificate is issued in the present. Therefore, any future changes to the development proposed or any matters not included for consideration under this application may constitute development and therefore relevant advice should be obtained in this event.

Date 3rd January 2025

Huntingdonshire DISTRICT COUNCIL

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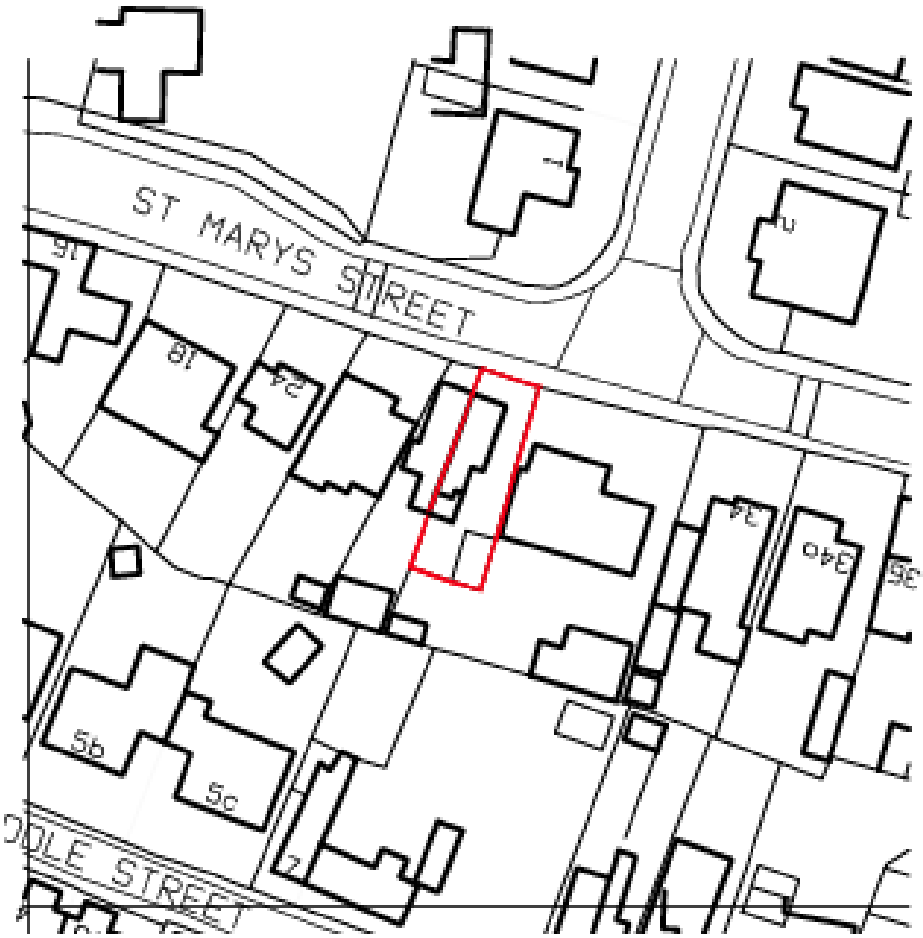

Location Plan 3rd January 2025

Date 3rd January 2025

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