Application Number: 24/01843/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 Andrew Hodgson
Pegasus Group
Suite 4, Pioneer House
Vision Park
Histon
CB24 9NL

The Huntingdonshire District Council hereby certify that on the 4th October 2024 the use 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 area detailed as Iko-Eco House, St Mary's Road, Ramsey, PE26 2SA has for a period in excess of 10 years prior to the date of the application been in use as a factory unit without compliance with conditions 3, 5 and 11 of application ref 0200958FUL. Therefore, it is considered to be lawful by virtue of the passage of time and is immune from enforcement action.

C. Kerr

Clara Kerr

Chief Planning Officer

Signed on behalf of Huntingdonshire District Council
Date 3rd December 2024

Date 3rd December 2024

Huntingdonshire DISTRICT COUNCIL

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

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First Schedule

Lawful Development Certificate for the erection and use of a factory unit without compliance with conditions 3, 5 and 11 of application ref 0200958FUL.

Second Schedule

Iko-Eco House
St Mary's Road
Ramsey
PE26 2SA

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. It certifies that the development specified in the First Schedule specified 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.

4. 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.

5. This certificate applies only to the as built factory unit described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any other development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

6. 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 3rd December 2024

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Huntingdonshire DISTRICT COUNCIL

Title:

Mapping Portal Map

Date: 26 November 2024

Produced by: 3C Shared Services Mapping Portal

Scale: 1:1,100 @ A4