**Application Number: 25/01088/FUL**

**TOWN & COUNTRY PLANNING ACT 1990**

**Planning Permission**

Mr Andrew Coles
Coles Conservation Architects Ltd.
Ferrar House
70 High Street
HUNTINGDON
Cambridgeshire
PE29 3DJ

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Change of use of existing commercial premises (Use Class E) to residential (Use Class C3) incorporating conversion into 4No. Self contained apartments. Erection of 2No. Semi detached dwellings to rear

Site address: 150 High Street Huntingdon PE29 3YH

in accordance with your application received on 16th June 2025 and plans (listed below) which form part of the application

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| Elevations | SK046 | | 12.08.2025 |
| Location Plan | SU001 | A | 25.06.2025 |

C. Kerr

Clara Kerr
Chief Planning Officer


Date 3rd October 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
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|---|---|---|---|
| Block Plan | SU002 | A | 25.06.2025 |
| Site Plan | SK002 | A | 12.08.2025 |
| Proposals | SK003 | A | 12.08.2025 |
| Demolition Plan | SK004 | | 16.06.2025 |
| Floor Plan/s | SK005 | A | 12.08.2025 |
| Floor Plan/s | SK006 | A | 12.08.2025 |
| Floor Plan/s | SK007 | A | 12.08.2025 |
| Proposals | SK008 | | 16.06.2025 |
| Elevations | SK009 | | 16.06.2025 |
| Elevations | SK010 | | 16.06.2025 |
| Elevations | SK011 | | 16.06.2025 |
| Section | SK012 | | 16.06.2025 |
| Section | SK013 | | 16.06.2025 |
| Section | SK014 | | 16.06.2025 |
| Section | SK015 | | 16.06.2025 |
| Section | SK016 | | 16.06.2025 |
| Floor Plan/s | SK027 | A | 12.08.2025 |
| Floor Plan/s | SK028 | A | 12.08.2025 |
| Roof Plan | SK029 | | 16.06.2025 |

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|---|---|---|---|
| Elevations | SK030 | | 16.06.2025 |
| Elevations | SK031 | | 16.06.2025 |
| Elevations | SK032 | | 16.06.2025 |
| Section | SK033 | | 16.06.2025 |
| Elevations | SK034 | | 16.06.2025 |
| MATERIAL SCHEDULE | SK038 | | 16.06.2025 |
| Section | SK040 | A | 12.08.2025 |
| Street Elevations | SK043 | A | 12.08.2025 |
| Street Elevations | SK044 | A | 12.08.2025 |
| Street Elevations | SK045 | A | 12.08.2025 |

Subject to the following condition/s.

1. Condition.

   The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition.

   The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

   Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

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3. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

(a) A sample brick panel of 1m² erected on site illustrating the choice of brick, bonding and mortar colour;

(b) The type, colour and texture of all materials to be used for the roof of the building(s);

Details should include the product name and manufacturer where appropriate.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

(a) Window and door reveal depths (minimum 75mm recommended as per the HDC Design Guide recommendations).

(b) The RAL colour specification of all external vents and extracts;

(c) Location and treatment of all meter boxes (to be brick-coloured and discretely located on side elevations);

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Details should include the product name and manufacturer where appropriate.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

5. Condition.

No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;

(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

6. Condition.

No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a scheme for biodiversity net gain to achieve 10% biodiversity net gain (BNG). These details shall include:

a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy,

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irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements, statutory biodiversity credits and trading summary;

b) A Biodiversity Method Statement which provides details of how the recommendations contained in the submitted Biodiversity Net Gain Assessment dated 29th September 2025 in relation to the area habitat units will be carried out. The Biodiversity Method Statement shall also provide details of how a 10% gain in the hedgerow units shall be achieved. The details shall include but not be limited to; specification, location, timing, an implementation programme.

c) A management and monitoring plan for on-site and off-site biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to carry out monitoring in years 2, 5, 10, 20 and 30 from commencement of development, to ensure the BNG is progressing towards achieving its objectives;

d) How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented where the plan is not meeting the BNG requirements. The development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats and hedgerows formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

7. Condition.

No part of the development shall be occupied or the use commenced until the proposed space for on-site parking has been laid out, demarcated, levelled, surfaced and drained in accordance with approved drawing number SK002, Rev A, received by the Local Planning Authority on 22 August 2025, and thereafter retained for that specific use.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

8. Condition.

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The development hereby permitted shall be carried out in accordance with the submitted tree protection measures within the submitted Arboricultural Implication Study received by the Local Planning Authority 16 June 2025. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and shall be retained intact for the duration of the construction works.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

Reason: To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

9. Condition.

The development, hereby permitted, shall not be occupied until the proposed ground floor kitchen windows in the north elevation of the two new dwellings (as shown on drawing No SK046) have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

10. Condition.

The bin stores, secure cycle parking and external lighting hereby approved shall all be provided in accordance with drawing No SK003 Rev A submitted to the Local Planning Authority on 22nd August 2025. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.

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Reason: To ensure appropriate provision for these elements in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

11. Condition.

    The proposed residential dwelling hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G prior to first occupation. Such provision shall be maintained for the lifetime of the development.

    Reason - To ensure the adequate provision of water efficiency methods in accordance with Policy LP12 part j of Huntingdonshire's Local Plan to 2036.

12. Condition.

    The dwelling(s) hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

    Reason: To ensure the units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

13. 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.

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14. Note to applicant.

Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.



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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 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.



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**Street Naming and Numbering**

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

**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.



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