Application Number: 25/00224/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Jon Richards
Jon Richards Architectural Design
Jasmine House
1 Red House Paddock
Tallington
PE9 4RG

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

Proposal: Demolition of an existing workshop and the construction of a single storey, one bedroom annex.

Site address: Peace And Plenty 1 Elton Gated Road Water Newton Peterborough

Applicant: Mr G Common

in accordance with your application received on 6th February 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Proposals	EGR-PR-PL-11	Rev A	11.02.2025
Location and Site Plan	EGR-EX-PL-10	Existing site	06.02.2025
Site Plan	EGR-PR-PL-10	Proposed site	06.02.2025

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.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 7th April 2025

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

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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.

3. Condition.
The materials to be used in the external construction of the development, hereby permitted, shall be as detailed in the submitted application form received by the Local Planning Authority (LPA) on the 6th of February 2025 and as shown on the approved plans listed in the table above, unless otherwise agreed in writing by the LPA

The render shall be white/pale neutral colour to match the existing dwelling and garage.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area or the wider countryside in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.
The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Peace and Plenty, 1 Elton Gated Road, Water Newton, Peterborough, PE8 6LZ and shall at no time be independently occupied or let or disposed of, or used to accommodate bed-and-breakfast guests or other short-term visitors paying rent or fees.

Reason: To avoid harm to the character of the area, the amenity of neighbours or create highway safety impacts in accordance with Policies LP10, LP12, LP14 and LP17 of the Huntingdonshire Local Plan to 2036.

5. Condition.
The development hereby approved shall be carried out in full accordance with the Preliminary Ecological Appraisal - Final Report prepared by Archer Ecology, dated September 2024 and received by the Local Planning Authority on the 6th of February 2025. Particular attention should be given to Appendix V - Amphibian and Reptile Method Statement.

Reason: To ensure the conservation of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

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6. Condition.
The development hereby permitted shall be carried out in accordance with the submitted tree protection measures detailed within the submitted Arboricultural Impact Assessment, Arboricultural method Statement and Tree Protection Plan prepared by East Midlands Tree Surveys Ltd, dated 19th December 2024 and received by the Local Planning Authority on the 6th of February 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 protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

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 LP10, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

7. 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.

8. 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.



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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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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;

- **Twelve weeks 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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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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