Application Number: 25/00787/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Miles Stephenson
Glatton Hall
Glatton Ways
Glatton
Cambridgeshire
PE28 5RS

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

Proposal: For the creation of a shed, entrance gate posts, fencing and solar panels along the western roof

Site address: Glatton Hall Glatton Ways Glatton Huntingdon

in accordance with your application received on 30th April 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan			12.05.2025
Elevations			06.05.2025
Proposals	P02-01	D	30.04.2025
Site Plan	P04-04	B	30.04.2025

1. Reason.
   Insufficient and inaccurate information has been provided to enable a full assessment of the potential impact of the proposal on the significance of the non-designated heritage asset and the Conservation Area. However, on the basis of the information available, the proposals are considered harmful to the significance of the Conservation Area and its character and appearance, and also the setting of the Listed Buildings to the west of Glatton Hall. Whilst this harm may be less than substantial, there does not appear to be public benefit that would outweigh this harm. As such, the proposed development is considered to be contrary to Sections

C. Kerr

Clara Kerr
Chief Planning Officer

Date 28th November 2025

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66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and the National Planning Policy Framework (2024).

2. Reason.
   The application does not contain sufficient information to fully assess the arboricultural implications of the proposal. The application therefore fails to demonstrate that the potential for adverse impacts on protected trees has been fully investigated and that any existing trees of value that would be affected by the proposed development would be conserved and enhanced. The proposed development is therefore contrary to LP31 of the Huntingdonshire Local Plan to 2036 and the NPPF (2024).

3. 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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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.

General Notes

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Chief Planning Officer

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Huntingdonshire DISTRICT COUNCIL

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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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