Application Number: 24/02361/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Basil Samila
Headley Stokes Associates
Ferrar House
70 High Street
Huntingdon
PE29 3DL

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

Proposal: Conversion and Alteration of Building to Residential Use

Site address: All Saints Church Denton Road Denton

Applicant: Ely Diocesan Ely Diocesan Board of Finance

in accordance with your application received on 17th December 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received

C. Kerr

Clara Kerr
Chief Planning Officer

Date 2nd April 2025

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Site Plan	1775/6/04A		17.12.2024
Section	1775/6/13		17.12.2024
Section	1775/6/12		17.12.2024
Block Plan	1775/6/02A		17.12.2024
Tree Protection Plan			17.12.2024
Section	1775/6/15		17.12.2024
Section	1775/6/10		17.12.2024
Level Survey	1775/5/21A		17.12.2024
Elevations	1775/6/08		17.12.2024
Location Plan	1775/6/01		17.12.2024
Floor Plan/s	1775/6/07		17.12.2024
porch elevations	1775/6/14		17.12.2024
Details	1775/6/16		17.12.2024
Section	1775/6/11		17.12.2024
ground plan	1775/6/06		17.12.2024

Subject to the following condition/s.

1. Condition.

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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.

Notwithstanding details required by any other condtions of this permission,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.

Notwithstanding details required under other conditions of this permission, 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 17th of December 2024 and as shown on the approved plans listed in the table above unless otherwise agreed in writing by the LPA.

This is with the exception of the roofing materials which shall be Collyweston Slate as detailed in the email received by the agent dated 2nd of April 2025 and published on the planning file.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider countryside or cause harm to a building of special architectural or

historical significance in accordance with Policies LP10, LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

4. Condition.

Notwithstanding the details shown on plans reference 1775/6/07, 1775/6/08 and 1775/6/10, prior to the installation of the dormer windows to the south facing roof plane full details of the proposed construction details of the dormers shall be provided to and approved in writing by the Local Planning Authority (LPA). The works shall thereafter be undertaken in accordance with the approved details and retained as such unless the LPA gives written permission to any variance.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider countryside or cause harm to a building of special architectural or historical significance in accordance with Policies LP10, LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

5. Condition.

Notwithstanding the details shown on plan reference numbers 1775/6/18 and 1775/6/19A, prior to the installation of any hard surfacing or boundary treatments, full details of the proposed surfacing and boundaries shall be provided to and approved in writing by the Local Planning Authority (LPA). The details should include type, colour, specification and manufacturer details. The works shall thereafter be undertaken in accordance with the approved details and retained as such unless the LPA gives written permission to any variance.

In preparing this information the applicant should have regard to the advice contained within the published Conservation Officer comments dated 20th February 2025.

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Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider countryside or cause harm to a building of special architectural or historical significance in accordance with Policies LP10, LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

6. Condition.

Notwithstanding details shown on plan ref 1775/6/05A Prior to development above slab level (aside from any approved demolition or preparatory works) details of the provision of bin and cycle storage for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. 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.

Reason: To ensure appropriate provision for the secure storage of bins and cycles and to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

7. Condition.

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, to include historic building recording and commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning

Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

a. the statement of significance and research objectives;

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b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

c. The timetable for the field investigation as part of the development programme;

d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036 and national policies contained in the National Planning Policy Framework (2024)

8. Condition.

A. Site Investigation Information

No development (except demolition of above ground structures) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a competent person and shall assess any contamination on the site, whether or not it originates from the site. Moreover, it must include;

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(i) details of previous land uses;

(ii) a site investigation survey of the extent, scale and nature of contamination;

(iii) an assessment of the potential risks to;

a) human health,

b) property*,

c) adjoining land,

d) groundwaters and surface waters,

e) ecological systems and

f) archaeological sites and ancient monuments.

* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

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B. Submission of Remediation Scheme

Where contaminated is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include;

(i) an options appraisal and remediation strategy;

(ii) remediation objectives and remediation criteria;

(iii) remediation works to be undertaken and the order in which the works will be progressed;

(iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action.

The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme

Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to

contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site;

(i) it shall be reported in writing to the local planning authority within 1 working day;

(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;

(iii) the remediation strategy shall be implemented as approved;

(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;

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a) the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;

b) if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.

(v) the long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework 2024 and Policy LP37 of the Huntingdonshire Local Plan to 2036.

9. Condition.

Prior to the commencement of the development hereby approved and notwithstanding the details shown on plan reference numbers 1775/6/18 and 775/6/18 full specifications of the proposed access construction shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details and retained as such unless the LPA gives written permission to any variance.

The applicant should have regard to the construction specification requirements as set out by Cambridgeshire County Council as the Local Highways Authority.

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Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

10. Condition.

Prior to the commencement of the development hereby approved and notwithstanding the details shown on plan reference numbers 1775/6/18 and 775/6/18 a revised plan shall be provided and approved in writing by the Local Planning Authority. This should provide a greater degree of level surfacing to the west of the access beyond the swept path of vehicles using the retained field access. The works shall thereafter be undertaken in accordance with the approved details and retained as such unless the LPA gives written permission to any variance.

Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

11. Condition.

Notwithstanding details shown on plan ref 1775/6/05A the access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority (LPA). The approved measures shall thereafter be retained and maintained in accordance with the approved details unless the LPA gives written permission to any variance.

Reason: To prevent surface water discharging to the highway in accordance with Policies LP15 and LP17 of Huntingdonshire's Local Plan to 2036.

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12. Condition.

The development, hereby permitted, shall not be occupied until all identified flood alleviation and protection measures have been completed in accordance with the guidance contained within the submitted Expanded and Revised Flood Risk Assessment (and appendices) prepared by Prior Associates Consulting Engineers, Amended November 2024 and received by the Local Planning Authority on the 13th of January 2025. Finished Floor Levels shall be set no lower than 21.8m above ordnance datum. The completed measures shall thereafter be retained in accordance with the approved measures.

Reason: To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

13. Condition.

Prior to the first occupation of the dwelling hereby approved a flood evacuation plan shall be provided to the Local Planning Authority (LPA) for approval in writing. Once approved the requirements or actions of the plan shall thereafter be provided in accordance with the approved details.

Reason: To ensure that measures are in place and retained to protect the occupants of the site in the event of a flood emergency in accordance with Policy LP5 of the Huntingdonshire Local Plan to 2036.

14. Condition.

No development above slab level shall take place until the following has been submitted and approved in writing by the Local Planning Authority:

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A) A Biodiversity Method Statement which provides details of how the recommendations contained within the Preliminary Ecological Appraisal, Version 1, and Bat Surveys prepared by Samsara Ecology, dated November 2023 and September 2024 respectively and received by the Local Planning Authority (LPA) on the 17th of December 2024. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

B) 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;

C) 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).

15. Condition.

The development hereby permitted shall be carried out in accordance with the submitted tree protection plan received by the Local Planning Authority on the 17th of December 2024. 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.

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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 LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

16. Condition.

The development hereby permitted shall be carried out in accordance with the recommendations contained within the submitted Arboricultural Method Statement prepared by Bob Widd Associates, amended March 2020 and received by the Local Planning Authority (LPA) on the 17th of December 2024 unless otherwise agreed in writing by the LPA.

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.

17. Condition.

The dwelling hereby permitted 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 (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

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Reason. In accordance with Policy LP12j of the Huntingdonshire Local Plan to 2036.

18. Note to applicant.

The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

19. Note to applicant.

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

The applicant should note that the nature of the highway works proposed will necessitate the completion of a Section 184 Highway Works Agreement between the developer and the LHA prior to commencement. Dropped kerbs and access protection markings - Cambridgeshire County Council

20. 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



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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.

21. 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.

22. Note to applicant.

A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 27 of the Town and Country Planning (General Development Procedure)

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Order 2015. Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

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.

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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.

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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