Application Number: 24/02228/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Simon Richardson
GamPlan Associates
11 Rowan Gardens
Gamlingay
Cambs
SG19 3LU

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

Proposal: Erection of two-bedroom barn-style property & associated works

Site address: Land At 516 Great North Road Eaton Ford

Applicant: HW Unique Developments Ltd

in accordance with your application received on 27th November 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan			27.11.2024
Site Plan	JLG912/01		27.11.2024
Floor plans and Elevations	JLG912/02		27.11.2024

1. Reason.
   The site is within the historic setting of a Grade II* Listed Building and is characterised by its enclosed, verdant quality, a general absence of built form adjacent to the highway and a sense of spaciousness above and beyond the fencing and hedging, making a minor positive contribution to the setting and significance of the listed Building. The proposal for one dwelling on the site would bring modern development closer to the Grade II* Listed Building and within its curtilage and setting, removing the existing spacious and verdant buffer zone between Crosshall Manor and the modern development of Crosshall Road and would be viewable over the proposed

C. Kerr

Clara Kerr
Chief Planning Officer

Date 24th April 2025

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boundary from both the public realm and the setting of the Grade II* Listed building. Therefore, the placing of built form here would remove the undeveloped space which provides a positive contribution within which the grade II* Listed Building (Crosshall Manor) can be experienced as a historic building within the St Neots Conservation Area away from the modern housing beyond its historic setting. The proposal would fail to preserve the setting of the listed building and fail also to preserve the character and appearance of the Conservation Area. The proposal is therefore considered to be contrary to the requirements of the Planning (Listed Buildings and Conservation Areas) Act and paragraphs 8c, 192, 194 and 196 of the NPPF 2024, which aim to preserve and enhance the conservation area. It is also contrary to the requirements of section 16 and paragraph 130 the NPPF and is also considered to be contrary to Policies LP2, LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policies A3 of the St Neots Neighbourhood Plan, and the Huntingdonshire Design Guide Supplementary Planning Document.

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

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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

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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