HUNTINGDONSHIRE DISTRICT COUNCIL

25/00087/CLPD

OFFICER REPORT

Case No: **25/00087/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Proposal for 2 skylights in the roof, additional windows and doors and change the cladding on the building.**

Location: **Buckden Marina And Leisure Club Buckden Marina Mill Road**

Applicant: **Mr McCartney**

Grid Ref: **521512 267371**

DESCRIPTION OF SITE AND APPLICATION

This application is for a Certificate of Lawful (Proposed) Development for works relating to Buckden Marina and Leisure Club at Buckden Marina Mill Road Buckden. The site is listed as an Asset of Community Value.

This Certificate of Lawful Development application proposes the following:

- The insertion of two rooflights on the eastern (front) roof plane
-The removal of two windows and new glazing on the western elevation to increase amount of glazing to this side.
- The insertion of two rooflights on the western (rear) roof plane
- New glazing on the western (rear) elevation to increase amount of glazing to this side.
-Infill of the open canopy to the rear western elevation
- Replacement glazing on the northern (side) elevation, removal of a door.
- Replacement glazing on the southern (side) elevation, including the removal of a door and introduction of new door in different location
-New horizontal cladding to all sides to replace existing timber cladding.

It is noted that there are some discrepancies on the existing plans and elevations. Dwg: BM/CLUB/PE shows a fill-length window on the southern side elevation which according to historic photos of the site are not full length. Additionally, the existing roof plan on Dwg BM/CLUB/PP shows 2 rooflights on the western roofplane which (according to mapping data) are in situ.

NATIONAL GUIDANCE

The Town and Country Planning Act 1990
The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

RELEVANT PLANNING HISTORY

8000126FUL for CONSTRUCTION OF ACCESS ANGLING SOCIETY LAND TO WEST OF BUCKDEN MARINA, WITHDRAWN 31.10.1983

87/02366/FUL for Alterations & extensions to Marina, incl. provision of Reception, Managers accomm. Holiday Chalets, additional Recreational facilities & construction of new access, PERMITTED 29.02.1988

88/02317/FUL for Resiting of building and construction of new country club with car parking, REFUSED 28.02.1989

8900979FUL for Additional leisure facilities at existing Marina,,
WITHDRAWN 31.08.1989

8901833FUL for Club building, entrance lodges, 24 leisure lodges and extension to existing building, Buckden Marina, Mill Road, Buckden, REFUSED 20.12.1989

8901834FUL for Club building, entrance lodges, 26 leisure lodges and extension to existing building, Buckden Marina, Mill Road, Buckden, WITHDRAWN 08.11.1989

8901835OUT for Club building, entrance lodges, 26 leisure lodges and extension to existing building, WITHDRAWN 02.08.1990

8901836OUT for Club building, entrance lodges, 26 leisure lodges and extension to existing building, WITHDRAWN 09.05.1991

8901837OUT for Club building, entrance lodges, 40 leisure lodges and 40 bedroom block, Buckden Marina, Mill Road, Buckden, WITHDRAWN 10.01.1990

8901838OUT for Club building, entrance lodges, 40 leisure lodges and 40 bedroom block, WITHDRAWN 10.01.1990

8901839OUT for Club building, entrance lodges, 60 leisure lodges and 40 bedroom block, WITHDRAWN 0.01.1990

8901840OUT for Club building, entrance lodges, 60 leisure lodges and 40 bedroom block, WITHDRAWN 10.01.1990

90/01158/FUL for Additional Leisure facilities at existing Marina. PERMITTED 21.09.1990

9800589FUL for Extensions & alteration to leisure club Buckden Marina Mill Road Buckden, PERMITTED 27.07.1998

9800590FUL for Provision of pontoon mooring site for pleasure boat Buckden Marina Mill Road Buckden, PERMITTED 15.01.1999

0703719PDE for Proposed additional berths for narrow boats, REQ dated 12.11.2007

22/01748/FUL for Demolition of existing building and erection of building containing 20 holiday apartments, associated parking for cars and cycles, and construction of moorings, REFUSED 12.10.2023

23/02344/FUL for Proposed demolition of existing building and construction of building containing 15 holiday apartments, associated parking for cars and cycles, and construction of moorings, WITHDRAWN 01.07.2024

CONSULTATIONS

No consultations required.

REPRESENTATIONS

None

SUMMARY OF ISSUES

It is considered that the proposed building operations fall within the meaning of development given in section 55(1) of the 1990 Act as amended. It is also considered that the proposal involves development which would materially affect the external appearance of the building which could not be dealt with under Permitted Development.

On the balance of probabilities, it is unknown whether the building benefits from Permitted Development rights as set out in Part 7 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In addition to this, the proposed works to introduce glazing, cladding, infil of existing open canopy and rooflights on submitted plan references "Dwg: BM/CLUB/PP (proposed plans) and Dwg: BM/CLUB/PE (proposed elevations) received by the Local Planning Authority on 1th and 19th January 2025, relating to Buckden Marina and Leisure Club at Buckden Marina Mill Road Buckden are considered to be operational development which would materially affect the external appearance of the building.

Officers consider the proposed development would not be permitted development as set out within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and resultingly requires planning permission.

CONCLUSION

In conclusion, the balance of probabilities, it is unknown whether the building benefits from Permitted Development rights as set out in Part 7 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In addition to this, the proposed works to introduce glazing, cladding, infil of existing open canopy and rooflights on submitted plan references "Dwg: BM/CLUB/PP (proposed plans) and Dwg: BM/CLUB/PE (proposed elevations) received by the Local Planning Authority on 1th and 19th January 2025, relating to Buckden Marina and Leisure Club at Buckden Marina Mill Road Buckden are considered to be operational development which would materially affect the external appearance of the building. The proposed works are therefore not considered to be permitted within the Town and Country Planning (General Permitted Development) Order 2015 (amended).

Planning permission is therefore required.

CONTACT OFFICER:

Enquiries about this report to **Marie Roseaman**