Application Number: 25/00385/CLED

Town and Country Planning Act, 1990: Section 191 and 192
(As Amended by Section 10 of the Planning Compensation Act, 1991)

Town and Country Planning (Development Management Procedure) (England) Order 2015
(Amended)

Ms Sarah Ballantyne-Way
Lochailort St Ives Ltd
108-110 Eagle House, Fourth Floor N
Jermyn Street
London
SW1Y 6EE
United Kingdom

The Huntingdonshire District Council hereby certify that on the 3rd March 2025 the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, is lawful within the meaning of section 191 of the Town and Country Planning Act 1990(as amended) for the following reason(s):

The evidence submitted with this application has, on the balance of probability, demonstrated that planning permission reference 18/02726/FUL was implemented on site and works commenced before planning permission reference 18/02726/FUL expired. Therefore, planning reference 18/02726/FUL remains extant and continued development in line with this permission is therefore considered to be lawful and is immune from enforcement action.



Clara Kerr
Chief Planning Officer
Signed on behalf of Huntingdonshire District
Council Date 28th April 2025

Date 28th April 2025

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

01480 388424
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First Schedule
Lawful implementation of planning permission reference 18/02726/FUL dated 22 April 2022

Second Schedule
Red Line Plan – Certificate of Lawful Existing Development – 25/00385/CLED

Notes

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use specified in the First Schedule taking place on the land specified in the Second Schedule was lawful, on the specified date and thus was not liable to enforcement action under section 172 of the 1990 Acton that date.

3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

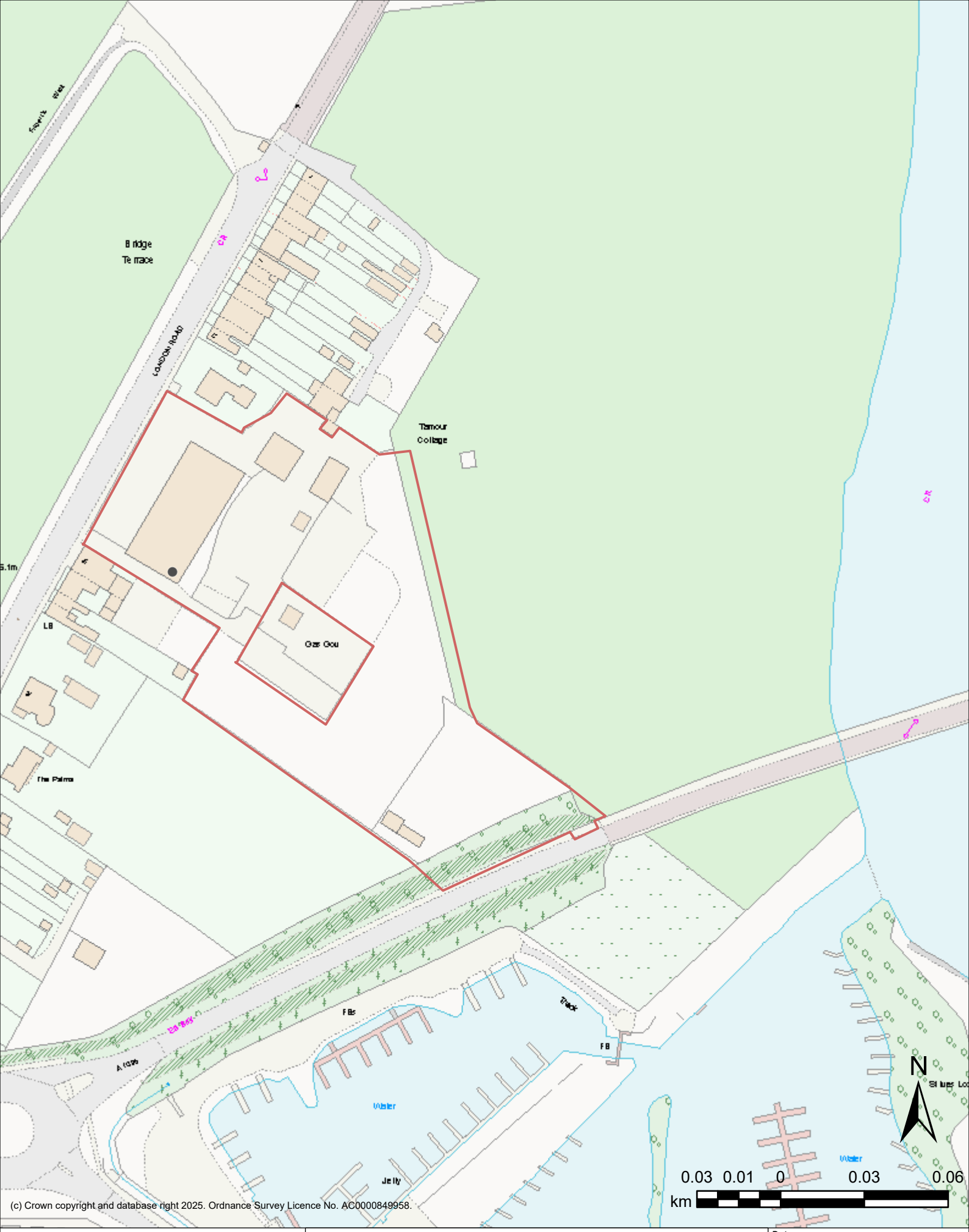
4. The effect of the certificate is also qualified by the provisions in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

5. This certificate solely relates to works authorised in accordance with planning permission reference 19/01294/FUL and does not confirm implementation of any other permissions.

Date 28th April 2025

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Huntingdonshire DISTRICT COUNCIL

Title:

25/00385/CLED Red Line Boundary

Date: 22 April 2025

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Scale: 1:1,654 @ A4