Application Number: 24/02274/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)

Mr Jack Gandy
Vistry East Anglia
Ashurst
Southgate Park
Bakewell Road
Peterborough
PE2 6YS

The Huntingdonshire District Council hereby certify that on the 4th December 2024 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:

Reason
The evidence submitted with this application has, on the balance of probability, demonstrated that planning permission reference 19/01294/FUL was implemented on site and works commenced before planning permission reference 19/01294/FUL expired. Therefore, planning reference 19/01294/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 15th January 2025.

First Schedule
Lawful development certificate for erection of six residential dwellings and associated works following commencement on site prior to the expiration of planning permission 19/01294/FUL.

Second Schedule
Red Line Plan – Certificate of Lawful Existing Development - 24/02274/CLED

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk
01480 388424
www.huntingdonshire.gov.uk

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 15th January 2025

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Huntingdonshire DISTRICT COUNCIL

Title:

Red Line Plan – Certificate of Lawful Existing Development -24/02274/CLED

Date: 02 January 2025

Produced by: 3C Shared Services Mapping Portal

Scale: 1:827 @ A3