Application Number: 25/00783/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

David Smith
Design Principle Studio
81 A West Street
Oundle
PE8 4EJ

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

Proposal: Proposed partial replacement roof covering

Site address: Swan Inn Main Street Old Weston PE28 5LL

Applicant: Mr Tony Vaughan

in accordance with your application received on 3rd April 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Elevations	1191 P LE 03	P1	03.04.2025
Roof Plan	1191 P LP 02 GA	P1	03.04.2025
Elevations	1191 P LE 01	P1	03.04.2025
Elevations	1191 P LE 02	P1	03.04.2025
Site Plan	1191 P LP 00 SITE	P1	01.05.2025

1. Reason.
   There has been insufficient information provided with the application to justify why the removal of the roof covering is required and how residual impacts on the structure as a result of these works would be managed. Furthermore, no evidence has been provided as to how the public benefits of the proposal would outweigh the harm identified. It therefore fails to accord with ss. 16 and 66 of the Planning (LBCA) Act 1990 (as amended), Policy LP34 of Huntingdonshire's Local Plan to 2036 and paragraphs 207, 214 and 215 of the NPPF 2024.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 29th August 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424
www.huntingdonshire.gov.uk

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 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

C. Kerr

Clara Kerr
Chief Planning Officer

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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.



Clara Kerr
Chief Planning Officer

Date 29th August 2025

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