Application Number: 25/00810/CLPD

Town and Country Planning Act, 1990: Section 192
(as amended by Section 10 of the Planning Compensation Act, 1991)

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

Mr William Punchard
1 School Lane
Bythorn
PE28 0QS

The Huntingdonshire District Council hereby certify that on the 19th May 2025 the operation 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, would not be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

1. Reason. The proposed replacement of flat roof to rear of property, installation of roof lantern and insulation as detailed on As Existing and Proposed Plans reference '22533_01' received by the Local Planning Authority on 19th May 2025 is not considered to be permitted development within the meaning of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 2015 (Amended) as the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof and it would result in the highest part of the alteration being higher than the highest part of the original roof. An application for planning permission will be required.



Clara Kerr
Chief Planning Officer
Development Services
Corporate Delivery
(Councils Authorised Officer)
On behalf of Huntingdonshire District
Council Date 14th of July 2025

14th of July 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

First Schedule
Replacement of flat roof to rear of property, installation of roof lantern and insulation.

Second Schedule
1 School Lane
Bythorn
PE28 0QS

Notes
1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

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

3. This certificate applies only to the extent of the operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which is materially different from those 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.

14th of July 2025

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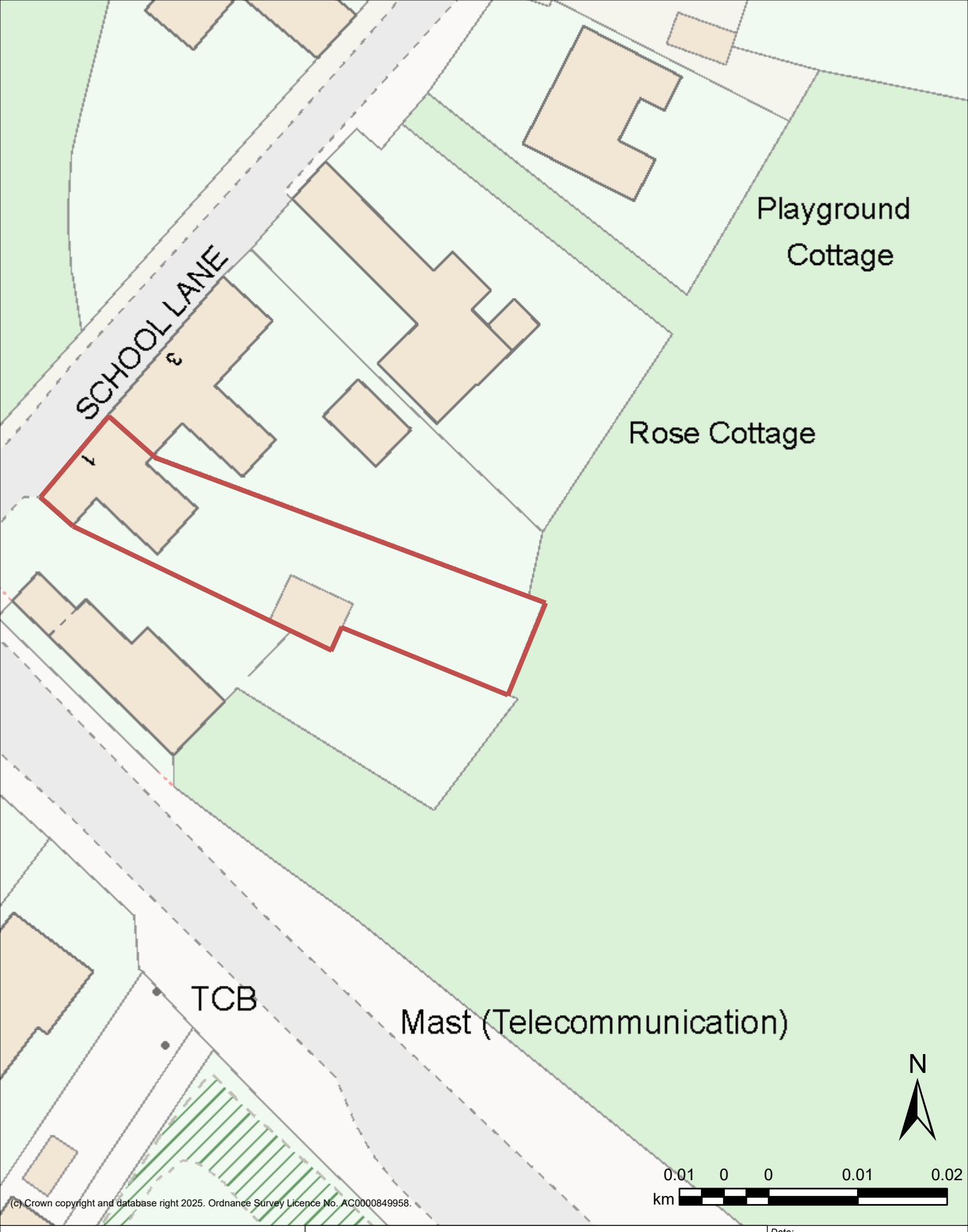

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Huntingdonshire DISTRICT COUNCIL

Title:

25/00810/CLPD - 1 School Lane Bythorn - Red Line Plan

Date: 09 July 2025

Produced by: Mapping Portal

Scale: 1:413 @ A4