

Our Ref: 23/01965/CL2PD
Your Ref: Pets Cambridge

17 July 2023



Mr Timothy Price
Savills (UK) Limited
33 Margaret Street
London
W1G 0JD

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

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Dear Mr Price

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
Application for Certificate of Lawful Use or Development

Reference: 23/01965/CL2PD

Proposal: Application to certify that the proposed use of the premises (ancillary pet care and treatment centre), the removal and reinstatement of floorspace at mezzanine level and 24 hour operation is lawful.

Site address: Units 1 To 4 The Mall Bar Hill Cambridgeshire

Your client: Timothy Pets at Home Limited

Further in the above matter, please find enclosed our formal decision notice relating to your client's application for a Certificate of Lawful Use or Development.

Yours sincerely

A handwritten signature in blue ink that reads 'SJ Kelly'.

SJ Kelly
Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire

South Cambridgeshire District Council
Town & Country Planning Act 1990
Section 192 (as amended)
Town & Country Planning
(Development Management Procedure) Order 2015



Certificate of Lawful Use or Development

Reference 23/01965/CL2PD
Date of Decision 17 July 2023

Mr Timothy Price
Savills (UK) Limited
33 Margaret Street
London
W1G 0JD

The South Cambridgeshire District Council hereby CERTIFY that on 22 May 2023 the use/operations/matter described in the First Schedule in respect of the land specified in the Second Schedule hereto and outlined/edged/hatched/coloured in RED on the plan attached to this certificate would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

Reasons for Lawfulness

- 1 It appears to the Local Planning Authority that the proposed use of the premises (ancillary pet care and treatment centre), the removal and reinstatement of floorspace at mezzanine level and 24 hour operation would not be considered to be 'development' as defined within Section 55 of the Town and Country Planning Act (1990) and as such the works are lawful.

First Schedule

Application to certify that the proposed use of the premises (ancillary pet care and treatment centre), the removal and reinstatement of 601sqm floorspace at mezzanine level and 24 hour operation is lawful.

Second Schedule

Units 1-4, The Mall, Bar Hill, Cambridgeshire, CB23 8DZ as identified outlined in RED on the location plan attached to this Certificate.

Plans and drawings

This decision notice relates to the following drawings:

Reference/Document/Drawing Title

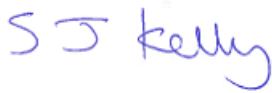
Date
Received

Location Plan

22.05.2023

Authorisation

Authorised by:



SJ Kelly
Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Date the decision was made: 17 July 2023

Notes

- This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
- It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule would be lawful on the specified date, and thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
- This certificate applies only to the extent of the use/operations/matter described in the First Schedule and on the land in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- The effect of this certificate is also qualified by the proviso in S192(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.

Building Regulations 2010

The project may be subject to the requirements of the Building regulations 2010.

Advice and assistance can be obtained from our Building Control Team, 3C Building Control on 0300 7729622 or buildingcontrol@3csharedservices.org link to website at www.3csharedservices.org

They will work with you offering competitive fee quotations and pre-application advice upon request.