

Kevin Simpson
Development Management Officer
Development Services
Corporate Delivery
Huntingdonshire District Council

24th January 2023.



Dear Kevin,

Re: 22/02452/LBC | Construction of a two storey pool house and spa with basement parking (retrospective). | Hemington Park Hall Hemington Park Common Lane Hemington Abbots Huntingdon PE28 9AS.

We have no observations to make with regards to the direct construction aspects of the pool house and spa. However, Hemington Abbots Parish Council wishes to recommend refusal for the application.

In the original application in 2014 to the question “Is a new or altered vehicle access proposed to or from the public highway?” the applicant’s answer was ‘No’.

Notwithstanding this, access to the pool house and spa is via a new, permanent access road which has been built directly across the front of the grade II starred listed property without any planning permission and outside of the red line for the approved development. This should have been properly applied for before installation, at which time the relevant bodies could have voiced their opinions and concerns.

More importantly, the road has been built over historic Ridge and Furrow, which was clearly documented in the 2008 Hemingtons Conservation Area Character Assessment (see page 15) which is freely available via the HDC site.

At the time of the initial application for the development (2014), English Heritage were formally consulted but no mention was made in the submitted plans, including the drawings, design and access statements of this intended new thoroughfare. The construction of a new road has done significant damage to both the historic listed building and the adjacent Ridge and Furrow, On this basis, we strongly recommend refusal of this application and ask that appropriate enforcement action in relation to the road is undertaken.

We also understand that the approval by HDC in 2014 of the initial application for the pool and spa facilities was for private use only. Having converted various buildings on the site for use as holiday lets, the applicant has permitted the occupiers of the holiday lets to use the pool and spa. We do not believe that planning permission for the use of buildings as holiday lets for commercial purposes has ever been granted and this application should not be used as a way of giving tacit consent for such use.

Kind regards

Hemington Abbots Parish Council

CC: Clara Kerr, Sarah Conboy, Brett Mickleburgh, Debbie Mickleburgh