



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

24th January 2023

Dear Kevin,

Re: 22/02454/NMA | Non material amendment for 1400578FUL to vary the floor plans and elevations in respect of the pool house. | Hemingford Park Common Lane Hemingford Abbots

We understand the reasons why Hemingford Abbots Parish Council has not been formally consulted on this application, but we wish to put on record that in our opinion the differences in the actual design of the pool house and spa from those that were approved by HDC in 2014 should be determined as material and should not be treated as a non-material amendment. This would then give the Parish Council and the local residents a proper and legitimate opportunity to present their arguments and concerns with respect to these unauthorised alterations.

This retrospective application has introduced a number of important changes to the specification and location of the pool house and spa that the Parish Council was not aware of at the time of its initial consideration of the plans for the new building (in 2014).

1. According to the applicant's cover letter (para 3.1.2), the building has been located 5.3 metres further North than was initially approved. This factor alone is sufficient to classify the changes material and could increase the loss of amenity for local residents (see below).
2. The addition of a relatively narrow, circular stairway to the roof terrace poses a number of potential concerns.
 - 2.1. The site's use for outdoor leisure and entertainment might result in relatively large numbers of people using this stairway to access the terrace. This could create significant health and safety issues, as we are not aware of any other exits from the roof terrace, posing a potential risk in the case of fire or medical emergency.
 - 2.2. When used for outdoor leisure and entertainment, this could directly impact on the amenity of the neighbouring properties. Many nearby residents have already lodged their concerns regarding potential loss of amenity from noise and light emanating from the building and a

private 'wedding test event' in 2021 resulted in householders being obliged to abandon their own private outdoor spaces and relocate themselves in their homes to avoid the excessive disturbance. The elevated noise was so loud that it was still audible internally, with the doors and windows closed.

These alterations might have a lesser impact if the dwelling were to be used solely for private use, but the pending C3a application for 'Change of Use' would render these changes much more serious in nature.

3. We also want to re-iterate our concerns and frustrations that an unapproved permanent road has been built directly across the front of the grade II starred listed property without planning permission, presumably to provide access to the new car storage facility which forms a significant part of the retrospective application. This potentially illegal construction remains unresolved, despite repeated requests for HDC enforcement to investigate this matter. The new road sits outside of the red line for the approved development (ref: the relevant 2014 and 2021 planning applications) and has been built over historic ridge and furrow, illustrated clearly in the Hemingford's Conservation Plan of 2008 and the applicant's own Design and Access Statement (dated Nov. 2020). For these reasons, the installation of the car lift and underground car park to a major new construction, directly adjacent to a historic Grade II star listed building, should also be considered as material.
4. We are also concerned that both the spa facility and the unapproved new road have been and may in the future be used by paying clients, often in tandem with the rental of several holiday cottages located across the site, without the necessary permissions having been granted. The applicant continues to claim that the site is solely a private residence despite evidence to the contrary, which represents yet another breach to planning law.

In summary, we respectfully request that HDC reconsider its decision to treat this application as a non material amendment and give local residents an opportunity to have their views properly heard.

Kind regards

Hemingford Abbots Parish Council

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