Sidey Design ARCHITECTURE
10 MARKET SQUARE, HIGHAM FERRERS, NORTHANTS, NN10 8BT
[redacted] • WEB: www.sideydesign.co.uk • [redacted] • FAX: 01933 311161

Chartered Institute of Architectural Technologist

Huntingdon District Council
St Mary's Street
Huntingdon
PE29 3TN

Our ref: CR/23/016
Your ref: 23/02340/FUL

Attn: Head of Planning

28th May 2025

Dear Sirs

Re: **Demolition of existing two storey 3-bedroom dwelling and erection of 4-bedroom two storey replacement dwelling**

Further to the Planning Approval granted on the above reference, the following information below and enclosed document(s) are provided to help release the associated conditions on the approval:

1. Condition understood. The development shall begin no later than the expiration of three years beginning with the date of this permission.
   INSTRUCTIONAL

2. Condition understood. The development shall be carried out in accordance with the plans and documents listed on the approval unless require otherwise.
   INSTRUCTIONAL

3. The proposed external facing materials to be used for this development are as follows:
   - **Walls –** To consist of a facing brick using Vandersanden Old Farmhouse Stock Facing Brick. Refer to Figure 1.
   - **Cladding –** To consist of a horizontal cladding using James Hardie Plank Cladding. Colour to be 'Midnight Black'. Applied to the dormer face and cheeks only. Refer to Figure 2 & 23-016-PC1 Rev A elevations for details on the location of cladding.
   - **Roof –** To consist of a concrete tile using 'Marley Concrete Plain Roof Tile.' Colour to be 'Natural Red'. Refer to Figure 3.
   - **Doors –** To consist of UPVC doubled glazed doors with aluminium bi-fold doors. Colour to be 'Black'.
   - **Windows –** To consist of UPVC doubled glazed windows. Colour to be 'Black'.
   - **Fasica & Soffit –** To consist of UPVC soffit and fasicas. Colour to be 'Black'.
   - **External Gutters & Pipework –** To consist of deep flow UPVC guttering with associated 72mm downpipes. To be 'Black' in colour.

   APPROVAL REQUIRED

4. Refer to 23-016-PC1 for full details on the hard landscaping, including hard surfaces and boundary treatments covering surfacing products and height and design and material of all boundary treatments.
   APPROVAL REQUIRED

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5. Condition previously approved under condition release application 24/80284/COND.
APPROVED RECEIVED

6. Condition previously approved under condition release application 24/80284/COND.
APPROVED RECEIVED

7. Condition previously approved under condition release application 24/80284/COND.
APPROVED RECEIVED

8. Refer to biodiversity enhancement plan V1 JA 280325 & JAE 25-019 01 BEP v1 SM280325 for full details of a detailed Biodiversity Enhancement Scheme.
APPROVED REQUIRED

9. Condition understood. The dwelling shall be constructed and fitted out to comply with the optional requirement M4(2) 'accessible and adaptable' prior for first occupation.
INSTRUCTIONAL

10. Condition understood. The dwelling shall be constructed and fitted out to comply with the optional requirement for water efficiency as set out in approved document G.
INSTRUCTIONAL

11. Refer to 23-016-PC1 for full details on the bin and cycle storage and locations including details of the external materials and construction.
APPROVAL REQUIRED

12. Note understood.
INSTRUCTIONAL

13. Note understood.
INSTRUCTIONAL

14. Note understood.
INSTRUCTIONAL

Should you have any problems with this information please do not hesitate to contact this office.

Yours sincerely

[redacted]

Appendix

Figure 1 – Vandersanden Old Farmhouse Stock Facing Brick

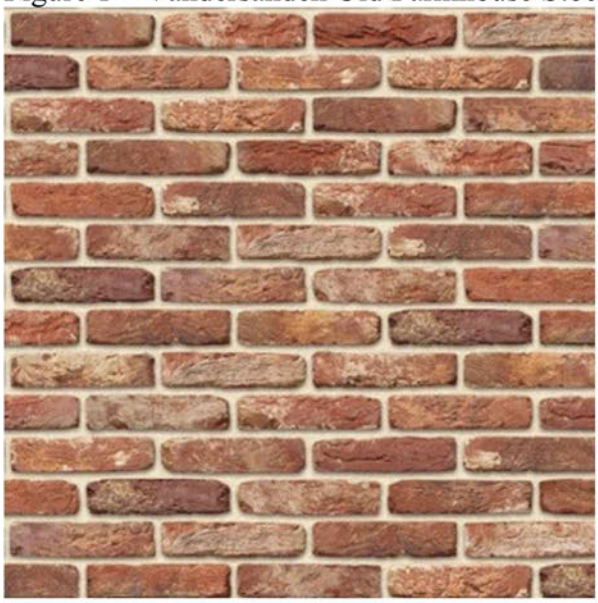

Figure 2 – James Hardie Plank Cladding Midnight Black

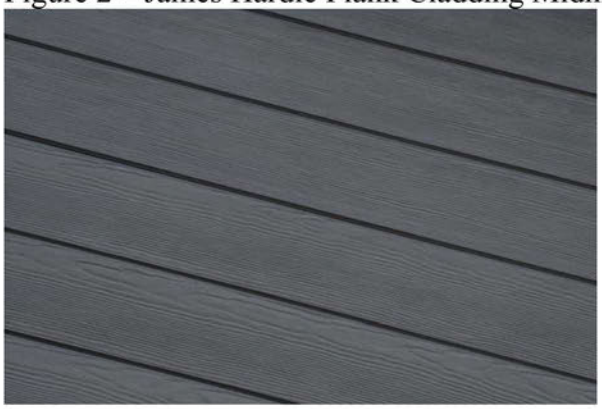

Figure 3 – Marley Plain Tile Smooth Grey In Natural Red

