Our Ref: 24/80361/COND
Your Ref: Latham conditions 3,4,6,7,8,9...

11 December 2024

Mr Gareth Bridge
South Bank Architects
83 DeBeauvoir Road
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Dear Mr Bridge

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of Condition 3 (Materials), 6 (Cycle Parking),8 (Boundary treatment),9 (Roof plant and access) and 10 (Demarcation and number of parking spaces) of 24/00241/FUL.

Site address: Land North Of 11 Latham Road Huntingdon

Your client: Martin Coulson

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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11th December 2024

Dear Mr Bridge

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

Proposal: Discharge of Condition 3 (Materials), 6 (Cycle Parking),8 (Boundary treatment),9 (Roof plant and access) and 10 (Demarcation and number of parking spaces) of 24/00241/FUL.

Site address: Land North Of 11 Latham Road Huntingdon

Applicant: Martin Coulson Marman Ltd

I refer to your application above received on 21 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Materials
Condition wording: No development shall take place above slab level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason - To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Submission: Cover Letter

The proposed materials are listed within the submitted cover letter and comprise:
Lower section of building: Painted fairfaced blockwork, colour: Light Grey
Upper section of building -front: Composite insulated metal cladding: Gull Grey
Upper section of building - rear: as 5.3 above
Roof: Composite insulated metal sheet roofing
Roller Shutter: galvanised steel

Windows and doors: Upvc: Mid Grey
Rainwater goods: Colour coated aluminium, colour: Anthracite

The above materials are consistent with the materials palette of other commercial units within Latham Road and reflect the materials shown on approved Elevations. HDC's Urban Design officer supports the discharge of Condition 3. The proposed external materials would ensure the appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036. Condition 3 is therefore discharged.

Condition 6 - Cycle parking
Condition wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.
Reason - To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Submission: Cover Letter, approved planning dwg S3509/012RS.

Comments: The cycle parking is shown on approved site plan dwg S3509/012RS and includes 4 cycle parking spaces within each unit for staff use and a 16 space secure covered cycle store for visitor use adjacent to the site entrance. The example cycle store provided within the cover letter by Bikedock Solutions is acceptable and forms a covered enclosure. It is considered that there would be appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017. Condition 6 is discharged.

Condition 8 - Boundary treatment
Condition wording: No development above slab level shall commence until details of boundary treatment has been submitted to and approved in writing by the Local Planning Authority including a plan indicating the positions, height, design and materials of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development and retained as approved thereafter.
Reason - In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Submission: Cover Letter, approved planning dwg S3509/012RS

The arrangement of proposed boundaries are shown on approved site plan S3509/012RS which notes the existing boundary to the east, west and north is to be retained. The cover letter confirms this comprises post, rail and wire fencing with woodland planting beyond. No boundary is proposed for the southern site boundary to the PRoW. The boundary treatments are acceptable in the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036. Condition 8 is discharged.

Condition 9 - Roof plant and access

Condition wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the arrangement of any roof mounted plant and means of roof access have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.
Reason -To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Submission: Cover Letter

The cover letter confirms that the applicant (Marman Ltd) has no current plans to locate any plant on the roofs of the building. There would therefore be no impact on the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036. Condition 9 is therefore discharged.

Condition 10 - Demarcation and number of parking spaces
Condition wording - Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of means of demarcating and numbering parking spaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.
Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area and in the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Submission: Cover Letter, approved planning dwg S3509/012RS, Engineering Drawings dwgs 22178-003 P6, 004 P5 and 005 P6

The parking layout is shown on approved site plan dwg S3509/012RS. The submitted cover letter indicates parking spaces will be demarcated with thermoplastic painted lines. The approved site plan shows the parking spaces will be constructed from permeable paving - Marshalls Priora Charcoal Grey and this is confirmed on the Engineering Drawings dwgs 22178-003 P6, 004 P5 and 005 P6 submitted. The use of thermoplastic lines to demarcate the individual spaces is considered acceptable given this is used widely across the business park as well as for the block paved parking area in front of Eastfield house to the south. It is considered that the external appearance of the development would not detract from the character and appearance of the area and would be acceptable in the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036. Condition 10 is discharged.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 11 December 2024
Agent