Our Ref: 25/80134/COND
Your Ref: 329_discharge of rainwater go...

25 June 2025

Mr Thomas Shelswell
William Tozer Associates
42-44 New House
67-68 Hatton Garden
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EC1N 8JY

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Shelswell

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

Proposal: Discharge of Condition 3 (Repointing) and 4 (RW Goods) on 25/00427/LBC

Site address: 10 East Street Great Gransden Sandy SG19 3AB

Your client: Mr Thomas Shelswell

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

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Huntingdon. PE29 3TN
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25th June 2025

Dear Mr Shelswell

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

Proposal: Discharge of Condition 3 (Repointing) and 4 (RW Goods) on 25/00427/LBC

Site address: 10 East Street Great Gransden Sandy SG19 3AB

Applicant: Mr Thomas Shelswell

I refer to your application above received on 7 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Acceptable but the Condition is not Discharged

Condition 3 - Repointing
Prior to repointing works commencing, details shall be submitted to the LPA for approval on the proposed repointing of the existing brickwork. The details shall include a specification of the mix and a methodology setting out how the brickwork of the chimney stack is to be raked out and repointed and the finished style of the repointing.

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.

Submitted details:
Planning statement received 7/5/25

Scaffolding will be erected to the full property, with no fixings in to the building fabric. Towers erected to access chimney stacks with appropriate protection of existing roof surfaces.

Existing pointing will be raked out by hand using appropriate hook and chisel hand tools, to a depth at least twice that of the mortar joint width. Care taken to avoid damage to brickwork and ensure stability of the stack whilst works are undertaken. New mortar to be applied with composition 1:3 lime putty to sharp sand mix to create a non-hydraulic lime mortar. The finish will be full, flush pointing to match the existing and in accordance with Historic England and SPAB recommendations.

Consultation comments:
Conservation Officer: The proposed works are acceptable.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the conservation officer and conclude that the information submitted is sufficient and acceptable to discharge condition 3.

Therefore Condition 3 is discharged in full.

Condition 4 - RW Goods
No rainwater goods shall be installed until a sample has been submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall thereafter be installed and retained 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.

Submitted details:
Planning statement received 7/5/25
Cascade details received 7/5/25
Sample of guttering received 25/6/25 (photos on the file)

Consultation comments:
Conservation Officer: The proposed rain water goods are acceptable.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the conservation officer and conclude that the information submitted is sufficient and acceptable to discharge condition 4.

Therefore Condition 4 is discharged in full.

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: 25 June 2025

Agent