Our Ref: 25/80126/COND
Your Ref: Great Raveley DOC7

29 May 2025

Mr Jeremy Tilston
JRT Architectural Design Ltd
25 Shorham Rise
Two Mile Ash
Milton Keynes
MK8 8BS

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

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

Proposal: Discharge of Condition 4 (Architectural Details) of 22/01802/FUL.

Site address: Agricultural Buildings Old Manor Farm House Raveley Road Great Raveley

Your client: Mr Jack Doyle

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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29th May 2025

Dear Mr Tilston

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

Proposal: Discharge of Condition 4 (Architectural Details) of 22/01802/FUL.

Site address: Agricultural Buildings Old Manor Farm House Raveley Road Great Raveley

Applicant: Mr Jack Doyle Acorn Building Services (Luton) Ltd.

I refer to your application above received on 30 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

**Condition 4 - Architectural Details**
Condition:

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

i) Window and door reveals, cills and headers, including tax windows / doors;
ii) A plan(s) showing the location, design and colour of external flues, vents and meter boxes.
iii) Eaves and verge details.

The details shall include the product colour, name and manufacturer where appropriate.

The 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 Policies LP11 and LP12 of the Huntingdonshire Local Plan 2019.

Documents/Plans:

*Plot 1 ground floor plan ref AC/2024-10/WD05C
*Plot 1 first floor plan ref AC/2024-10/WD06
*Plot 2 ground floor plan ref AC/2024-10/WD08A
*Plot 2 first floor plan ref AC/2024-10/WD09
*Plot 3 ground floor plan ref AC/2024-10/WD11A
*Plot 3 first floor plan ref AC/2024-10/WD12
*Plot 4 ground floor plan ref AC/2024-10/WD14A
*Plot 4 first floor plan ref AC/2024-10/WD15
*Plot 5 ground floor plan ref AC/2024-10/WD17B
*Plot 5 first floor plan ref AC/2024-10/WD18
*Window Details ref AC/2024-10/WD35
*Cover letter

All received by the LPA on the 30.04.2025

*Statement from agent re meter boxes, flues, vents and Plot 1 header details received by the LPA on the 14.05.2025

*Revised plot 1 elevations ref AC/2024-10/WD19A received by the LPA on the 19.05.2025

*Revised plot 2 elevations ref AC/2024-10/WD22B
*Revised plot 3 elevations (1 of 2) ref AC/2024-10/WD24B
*Revised plot 3 elevations (2 of 2) ref AC/2024-10/WD25B
*Revised plot 4 elevations (2 of 2) ref AC/2024-10/WD27B
*Revised plot 4 elevations (2 of 2) ref AC/2024-10/WD28B
*Revised plot 5 elevations ref AC/2024-10/WD30B

All received by the LPA on the 28.05.2025

Consultee comments:

HDC's Urban Design Team have reviewed the submitted details. Initially they raised a query on some matters regarding the header details of Plot 1 and meter boxes, flues and vents. These have been addressed in the statement dated 14.05.25 in accordance with Urban Design recommendations. As such, the condition can be discharged.

Conclusion:

Having regard to the level of detail submitted alongside the favourable comments from specialists (as above) it is considered that the development will accord with the aims of the condition and the policies therein. The submission element of Condition 4 of 22/01802/FUL is hereby discharged. It remains for the works to be carried out in accordance with the approved details.

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: 29 May 2025
Agent