Our Ref: 25/80122/COND
Your Ref: Great Raveley DOC3a

29 May 2025

Mr Jeremy Tilston
JRT Architectural Design Limited
25 Shorham Rise
Two Mile Ash
Milton Keynes
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Pathfinder House, St Mary's Street
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Dear Mr Tilston

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

Proposal: Discharge of condition 3 (external materials) 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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Huntingdon. PE29 3TN
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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 3 (external materials) 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 29 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - External materials
Condition:

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

i) A plan(s) identifying the location of where the different materials are to be used within the development;

ii) A brick panel of 1m2 erected on site illustrating the choice of brick, bonding, and mortar colour;

iii) The type, colour and texture of all materials to be used for the roof of the building(s);

iv) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;

v) Materials (including colour) for the construction of dormer windows;

vi) Non-masonry walling systems, cladding panels or other external screens, including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples);

vii) Materials (including colour) for the construction of doors, windows (including method of opening), soffits and fascias;

viii) Materials for the construction of porch canopies.

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 Garage Elevations and Section ref AC/2024-10/WD21B
*Materials schedule

Both received by the LPA on the 29.04.2025.

*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 due to the fact that part vii (method of opening of the windows) was not covered. This is rectified in the plans detailed above and Urban Design have confirmed that this is satisfactory and therefore support the discharge of the condition.

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 3 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