Our Ref: 25/80011/COND
Your Ref: 19167 - EBW - Discharge of Co...

13 February 2025

Mr Jake Pavet-Golding
Woods Hardwick Ltd
15-17 Goldington Road
Bedford
MK40 3NH

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Dear Mr Pavet-Golding

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

Proposal: Discharge of condition 5 (External Materials) of 20/02613/FUL

Site address: Land East And West Of Edison Bell Way Huntingdon

Your client: Countryside Partnerships

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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Dear Mr Pavet-Golding

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

Proposal: Discharge of condition 5 (External Materials) of 20/02613/FUL

Site address: Land East And West Of Edison Bell Way Huntingdon

Applicant: Countryside Partnerships South East Midlands

I refer to your application above received on 15 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 5 - External materials
Condition reads as:
Notwithstanding the approved plans, no development above slab level shall take place in any phase until details of the external materials to be used in that phase have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:
i. A plan identifying the distribution of materials;
ii. A brick (printed) panel of 1 square metre erected on site illustrating brick, brick bond and mortar colour.
iii. Details of type, colour and texture of all materials to be used for the roof of the buildings including verge details.
iv. Details of rainwater goods including colour.
v. Details of 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);
vi. Details and materials (including colour) for the construction of doors, windows (including method of opening), soffits and facias;
vii. Details and materials for the construction of porch canopies;

The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity.

Approved documents / drawings:

- Materials layout plan, drawing reference 19167/1034 Rev R, received on 17 January 2025.
- Materials palette details Rev F, received on 29 January 2025.
- Porches plan details, drawing reference 19167 D03, received on 4 February 2025.
- Porches elevations details, drawing reference 19167 D04, received on 4 February 2025.
- Porches sections details, drawing reference 19167 D05, received on 4 February 2025.
- Redland Mockbond Richmond 10 Slate concrete roof tile sample delivered to the LPA offices on 2nd May 2024 (under application reference 24/80036/COND).
- Continuous Klober dry verge sample delivered to the LPA offices on 2nd May 2024 (under application reference 24/80036/COND).
- Brick detail 01, drawing reference 19167 D06, received on 4 February 2025.
- Brick detail 02, drawing reference 19167 D07, received on 4 February 2025.
- THC3 house type floorplans & elevations, drawing reference 19167/1000 Rev G, received on 15 January 2025.
- THC10 house type floorplans & elevations, drawing reference 19167/1001 Rev E, received on 15 January 2025.
- THC10-V1 house type floorplans & elevations, drawing reference 19167/1002 Rev E, received on 15 January 2025.
- THC10-V2 house type floorplans & elevations, drawing reference 19167/1003 Rev F, received on 15 January 2025.
- THC10-V3 house type floorplans & elevations, drawing reference 19167/1004 Rev E, received on 15 January 2025.
- THC10-V4 house type floorplans & elevations, drawing reference19167/1005 Rev F, received on 15 January 2025.
- THC10-V5 house type floorplans & elevations, drawing reference 19167/1006 Rev F, received on 15 January 2025.
- THC10-V7 house type floorplans & elevations, drawing reference19167/1008 Rev E, received on 15 January 2025.
- THC11 house type floorplans & Elevations, drawing reference 19167/1009 Rev H, received on 15 January 2025.
- THC11-V1 house type floorplans & elevations, drawing reference 19167/1010 Rev G, received on 15 January 2025.
- THC11-V2 house type floorplans & elevations, drawing reference 19167/1011 Rev H, received on 15 January 2025.
- THC11-V3 house type floorplans & elevations, drawing reference 19167/1012 Rev H, received on 15 January 2025.
- THC12 house type floorplans & Elevations, drawing reference 19167/1013 Rev F, received on 15 January 2025.
- THC12-V1 house type floorplans & elevations, drawing reference19167/1014 Rev G, received on 15 January 2025.
- THC12-V2 house type floorplans & elevations, drawing reference 19167/1015 Rev F, received on 15 January 2025.
- THC12-V3 house type floorplans & elevations, drawing reference 19167/1016 Rev G, received on 15 January 2025.
- THC12-V5 house type floorplans & elevations, drawing reference 19167/1018 Rev E, received on 15 January 2025.
- THS2 house type floorplans & Elevations, drawing reference 19167/1019 Rev F, received on 15 January 2025.

o F & F1 house type elevations, drawing reference 19167/1025 Rev H, received on 15 January 2025.
o THSA1 & 2 flats elevations, drawing reference 19167/1021 Rev D, received on 15 January 2025.
o THGA1 house type flats elevations, drawing reference 19167/1023 Rev G, received on 15 January 2025..
o G1 house type floorplans & elevations, drawing reference 19167/1026 Rev E, received on 15 January 2025.
o THGA-1 balcony details, drawing reference 19167 D10 Rev C, received on 4 February 2025.
o THSA 1 & 2 balcony details, drawing reference 19167 D11 Rev A, received on 4 February 2025.

Assessment:
Condition 5 (Materials) was previously discharged under application ref 24/80036/COND. This application seeks to re-discharge this condition with a substituted brick type for a number of plots and changes to the design and colour of the front doors.

The submission remains identical to the previous 24/80036/COND but substitutes the approved materials layout drawing 19167/1034 Rev Q with Rev R and substitutes the materials palette condition 5 Rev C with Rev F.

This submission substitutes the approved Ibstock Gault Cream Stock facing brick for plots 23-34, 39-45, 48-55, 138-148 with the Ibstock Leicester Multi Cream facing brick. Plots 57-62, 67-73, 74-82, 85-94, 102-109, 118-131 would be retained with the approved Ibstock Gault Cream Stock and units in the approved Ibstock Ivanhoe Cream facing brick would be unaffected by this change.

Changes have also been made to the design of the GRP anthracite grey front doors, and the door frames have changed from anthracite grey to black.

The HDC Urban Design officer has fully reviewed the submitted details and following receipt of amended details considers these to be acceptable, as set out below.

(i) A plan identifying the distribution of materials:
The distribution of materials (Ibstock New Ivanhoe Cream A0805A, Ibstock Gault Cream, Leicester Multi Cream and Hardiplank Anthracite Grey cladding) shown on the submitted drawing 19167/1034 Materials Layout Rev R is considered to be acceptable.

(ii) A brick panel of 1 square metre erected on site illustrating brick, brick bond and mortar colour:
Sample panels of the Ibstock New Ivanhoe Cream A0805A, Ibstock Gault Cream and Staffordshire Blue facing bricks were viewed on site on the 20th March 2024, which are considered acceptable.

A sample panel of the Ibstock Leicester multi cream brick was viewed on site on the 18th November 2024, which are considered as acceptable.

Sample panels showing the arrangement and projection of the feature speckled brickwork (comprising Staffordshire blue engineering brick against the Ibstock New Ivanhoe Cream A0805A and Ibstock Gault Cream facing bricks) were viewed on site on 12th June 2024 and are considered acceptable.

A lighter cream mortar with sharps is proposed for the THGA-1 Block and Plots 56, 74-75, 85-89, 90-94, 102-105, 106-109 and corresponding brick boundary walls, which is considered acceptable. The natural Buff Mortar for all other units is considered to be acceptable.

Ibstock gault cream stock with ragged cream mortar with sharps is proposed for the wall adjacent to the almshouses (subject to condition 18), which is considered to be acceptable.

(iii) Details of type, colour and texture of all materials to be used for the roof of the buildings including verge details:
The reconstituted slate roof tiles (Redland Cambrian Slate) for plots fronting Edison Bell Way, George Street (including plots identified above with cream mortar) and St Johns Street, with Redland Mockbond Richmond 10 concrete slate tiles (sample received on 2nd May 2024) for all other units as identified on the submitted Materials Layout 19167/1034 Rev R are considered to be acceptable.

A sample of the Klober continuous dry verge was received on 2nd May 2024 and is considered to be acceptable.

The single ply roof membrane on the flat roof THSA 1 and 2 and THGA-1 flat blocks and recon stone copings are considered acceptable.

(iv) Details of rainwater goods including colour:
The black UPVC rainwater goods comprising PVCu Black Polypipe (122mm diameter guttering with 69mm downpipes) are considered to be acceptable.

(v) Details of 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):
The Hardi-plank Anthracite Grey cladding is considered to be acceptable, noting this has been previously used on the adjacent Ferrers Hall Care Home and Drovers Place developments.

The elevations for the THGA 1 (Rev G) flat blocks show the additional screening that has been added to the first floor and second floor windows and balconies of the southernmost units within Plots 158-163 in order to prevent overlooking to No. 9 Brampton Road to the north. This comprises horizontal striped window film 18mm by Abode Window Films (18mm frosted lines with 6mm clear spacing between) attached to the inside face of the kitchen windows to a height of 1700mm from finished floor level and is considered to be acceptable. The obscured screens to the balconies are 1700 high above finished floor level are considered to be acceptable. Both the window film and the balcony screens are confirmed on the submitted drawings to be maintained in perpetuity, which is supported.

(vi) Details and materials (including colour) for the construction of doors, windows (including method of opening), soffits and facias:
The individual house type plans and elevations show the direction of window openings; the majority of these (House Types HTF, THGA 1 and 2, THC3, THC10 V1, V2, V3, V4, THC11 V1, V2, V3, THC12, V1, V3, V4, V5, THS2, THSA 1 and 2) will be top hung, with a fixed side window on double casement window arrangements. Side hung casement windows are proposed for the smaller side bathroom windows at first floor level on the THC10, THC10-V1, V2, V4, THC11, THC11-V1, V2, V3 house types. The arrangement of window openings reflects the individual house type elevations approved under 24/01311/NMA.

The Empass UPVC Windows, profile No. 22 Optima in Anthracite Grey are considered to be acceptable. The Permadoor GRP anthracite grey door and black frame are considered to be acceptable.

The mock sash windows to the ground floor bay and first floor bedroom 1 of plot 56 are illustrated as true sliding sash windows, which is supported. The materials schedule confirms the windows on HTG-1 (Plot 56) will be white, and fascias and soffits will be black; these amendments are supported in design terms and reinforce the traditional appearance of this unit.

The submitted details confirm the majority of units will have flush eaves (with 100mm shallow fascia boards) and clipped verges (with a brick stretcher course and a slimline continuous verge system) which are considered to be acceptable. House Type F (which feature black boarding) includes a 150mm deep fascias and similar continuous verge details. House Type G (Plot 56 only) features boxed eaves with 200mm deep UPVC fascias and 175mm UPVC soffits and a continuous verge.

All fascias, soffits, and bargeboards will be coloured black, which is supported.

(vii) Details and materials for the construction of porch canopies:
The enclosed porch canopy details submitted are considered to be acceptable and comprise a GRP anthracite grey canopy with 100 x 50mm planed softwood vertical feature painted anthracite grey with cladding to the side walls of the canopy. The other porch canopies (GRP) are shown on the submitted elevations and are also considered to be acceptable.

Having regard to the consultee comments it is considered that the proposed materials are acceptable.

Please note that brick pallets should be mixed on site prior to laying to prevent any obvious patches on the elevations of the dwellings.

Conclusion:
The details submitted relating to Condition 5 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details. Condition 5 can be considered discharged upon completion of the works in accordance with the approved details.

Yours sincerely

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 13 February 2025