www.huntsdc.gov.uk
Email: mail@huntsdc.gov.uk
Tel: 01480 388418

Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Priory Centre

Address Line 1

Priory Lane

Address Line 2

Address Line 3

Cambridgeshire

Town/city

St Neots

Postcode

PE19 2BH

Description of site location must be completed if postcode is not known:

Easting (x)

518089

Northing (y)

260332

Description

Applicant Details

Name/Company

Title

First name

Surname

Caldbeck

Company Name

Huntingdonshire District Council

Address

Address line 1

Pathfinder House

Address line 2

St Mary's Street

Address line 3

Town/City

Huntingdon

County

Cambridgeshire

Country

United Kingdom

Postcode

PE19 3TN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Angel

Surname

Madix

Company Name

AOC Architecture Ltd

Address

Address line 1

Unit 61, Regent Studios

Address line 2

8 Andrews Road

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

E8 4QN

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposal: Refurbishment and extension of existing community building and town council offices to include demolition of existing single storey extension and replacement two-storey extension with screened plant at roof level, first floor extensions to east and west elevations, glazed dormer window to east elevation, creation of external ramps and steps, canopies over entrances, glazed ground floor link extension on west elevation, installation of solar panels, replacement chimney, new balcony to west elevation, alterations to balustrade on riverside and replacement fenestration and doors.

Condition 6: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of the 'internal fixed timber screening to inner face of glazing to reduce risk of privacy overlooking' (labelled E5 on drawing 295_GA_120 Rev P2), including the treatment and height of the internal timber screening has been submitted and approved in writing by the Local Planning Authority.
The development shall not be occupied/brought into use until the internal fixed timber screening to the inner face of the glazing has been fitted with and shall thereafter be retained in accordance with the approved details.
Reason: To prevent overlooking and loss of privacy to the adjoining property in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Condition 14: No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by Simple Works (ref: 1940) dated 2nd August 2024 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling. Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies LP5, LP14, LP15 and LP30 of the Huntingdonshire Local Plan to 2036.

Reference number

24/00515/HDC

Date of decision (date must be pre-application submission)

25/09/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 6
Condition 14

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 14:
SS-11285-THE-PRIORY-CCTV-R0 Existing CCTV Survey
Drainage Management and Maintenance Schedule_Rev01
11285 The Priory Report Existing CCTV Survey Report

Condition 6:
295_DD_253 PROPOSED Bookable Privacy Screen Details
295_DD_252 PROPOSED Bookable Privacy Screen Details
295_DD_251 PROPOSED Bookable Privacy Screen Details
295_DD_214 PROPOSED Auditorium Privacy Screen Details
295_DD_213 PROPOSED Auditorium Privacy Screen Details
295_DD_212 PROPOSED Auditorium Privacy Screen Details
295_DD_211 PROPOSED Auditorium Privacy Screen Details

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

AOC Architecture

Date

13/02/2025