Our Ref: 24/80398/COND
Your Ref: Conditions Orangery to Castle...

14 February 2025

Mr John Goldsmith
JLG Design
8 Tennyson Place
Eaton Ford
St Neots
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PE19 7LL

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

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of Condition 7 (PWMS - Bats) for 24/00228/HHFUL

Site address: 17 School Lane Eaton Socon St Neots PE19 8GW

Your client: Mr John Goldsmith

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

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Our Ref: 24/80398/COND
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14th February 2025

Dear Mr Goldsmith

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

Proposal: Discharge of Condition 7 (PWMS - Bats) for 24/00228/HHFUL

Site address: 17 School Lane Eaton Socon St Neots PE19 8GW

Applicant: Mr John Goldsmith JLG Design

I refer to your application above received on 19 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 7 - PWMS - Bats
Condition Wording:
"No development above slab level shall take place until a Precautionary Working Methods Statement for Bats has been carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036."

Document submitted:
Precautionary working method statement: Bats produced by Elton Ecology received by the LPA on 13th February 2025

Consultation:
HDC Ecology Officer was consulted and required an updated statement to confirm that bat boxes would be situated out of artificial light. The applicant has made the required

amendments and officers are satisfied that this addresses the issue raised by the Ecology Officer.

Officer Conclusion:
Officers have considered the information submitted in response to the HDC Ecology Officer's comments and are satisfied that the information submitted is sufficient and acceptable to discharge condition 7.

Therefore Condition 7 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: 14 February 2025