Our Ref: 25/80201/COND
Your Ref: KA53192 - 3 Allerton Garth - ...

26 August 2025

Mr Sean Bennett
Berrys
42 Headlands
Kettering
NN15 7HR

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Mr Bennett

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of condition 4 (landscaping) of 24/01710/FUL

Site address: Land North Of 3 Allerton Garth Alwalton

Your client: Northdown Property Services

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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Our Ref: 25/80201/COND
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26th August 2025

Dear Mr Bennett

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

Proposal: Discharge of condition 4 (landscaping) of 24/01710/FUL

Site address: Land North Of 3 Allerton Garth Alwalton

Applicant: Northdown Property Services

I refer to your application above received on 3 July 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 4 - Landscaping
"Notwithstanding the details shown on the approved plans and within the materials schedule, no development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;

(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036."

Submission:

- Landscape Proposals Dwg No: A-AGA-LP01 Rev A dated 02.07.25

Assessment:
The proposed landscape proposal on plan A-AGA-LP01 Rev A are considered to be acceptable and would be in accordance with Policies LP11, LP12 and LP30 of the Local Plan.

Conclusion:
Condition 4 is therefore discharged. It remains for the development 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: 26 August 2025