Our Ref: 24/80406/COND
Your Ref: 295 Priory Centre

3 April 2025

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Dear Sir/Madam

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

Proposal: Discharge of condition 3 (materials) of 24/00515/HDC

Site address: Priory Centre Priory Lane St Neots PE19 2BH

Your client: Caldbeck

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

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Our Ref: 24/80406/COND
Your Ref: 295 Priory Centre

3rd April 2025

Dear Sir/Madam

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

Proposal: Discharge of condition 3 (materials) of 24/00515/HDC

Site address: Priory Centre Priory Lane St Neots PE19 2BH

Applicant: Caldbeck Huntingdonshire District Council

I refer to your application above received on 20 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Materials
Condition wording: 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 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:
(a) A plan identifying the location of where the different materials are to be used within the development;
(b) Brick panel(s) of 1m² erected on site illustrating the choice of bricks, the Stretcher bonding and Flemish bonding, patterns including the 'hit and miss brickwork' labelled A3 on the submitted elevations and the 'recessed / projecting / omitted header and alternate brick choice headers' labelled A10 on the submitted elevations and the mortar colour;
(c) The type, colour and texture of all materials to be used for the roof of the building;
(d) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;
(e) Materials (including colour) for the construction of the dormer window;
(f) 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);

(g) Materials (including colour) for the construction of doors, windows (including method of opening), soffits and fascias;
(h) The appearance and materials for balconies and balustrades;
(i) Materials for the construction of canopies;
Details of the product name and manufacturer should be provided 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 and the setting of heritage assets in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Submission:
Bay Study - Stage Door & Dormer Elevation 295_AD_800 P1
Bay Study - Bookable Room Elevation 295_AD_801 P1
Bay Study - External Balcony and North Extension Elevation 295_AD_802 P1
Proposed Plan G+0 295_GA_119 P3
Proposed Plan G+1 295_GA_120 P3
Proposed Roof Plan 295_GA_112 P3
Proposed North Elevation 295_GA_140 P4 (received 25/02/2025)
Proposed East Elevation 295_GA_141 P3
Proposed South Elevation 295_GA_142 P4 (received 25/02/2025)
Proposed West Elevation 295_GA_143 P4 (received 25/02/2025)
External Materials Schedule 295 P1
Brickwork Panel Drawings - 295_SK_250123_01 Rev SK4
Brickwork Panel Drawings - 295_SK_250129_01 Rev SK3

Assessment: Samples of the materials, finishes and colours were reviewed on site on the 24/10/2024 by the Urban Design Officer and the full details are set out wihtin the submitted External Materials Schedule 295 P1. Brick panels to address part (b) of the condition were reviewed on site by the Urban Design Officer and the Planning Officer on 01/04/2025. HDC's Urban Design Officer supports the discharge of condition 3. Historic England and HDC's Conservation Officer have not raised any comments.
The submission documents and the brick panels meet the requirements of the condition and the proposed materials are acceptable in design terms ensuring the external appearance of the development does not detract from the character and appearance of the area and the setting of heritage assets in accordance with Policies LP11, LP12 and LP34 of the Local Plan. Condition 3 is discharged.

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 faithfully



Clara Kerr
Chief Planning Officer
Date: 3 April 2025
Agent