Our Ref: 25/80128/COND
Your Ref: H10160

20 June 2025

Mr G Boreham
Morton & Hall Consulting Ltd
1 Gordon Avenue
March
PE15 8AJ

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
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Dear Mr Boreham

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

Proposal: Discharge of Condition 3 (Materials), 4 (Hard and Soft Landscaping), 5 (Cycle and Bin Stores), 6 (PEA), 7 (First Floor Bathroom and En-Suite Window), 8 (Proposed Second Floor Rooflights) and 12 (Temporary Facilities) of 25/00150/FUL

Site address: 27 Ravenshoe Godmanchester Huntingdon PE29 2DE

Your client: Mr Simarjit Sharma

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
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Dear Mr Boreham

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

Proposal: Discharge of Condition 3 (Materials), 4 (Hard and Soft Landscaping), 5 (Cycle and Bin Stores), 6 (PEA), 7 (First Floor Bathroom and En-Suite Window), 8 (Proposed Second Floor Rooflights) and 12 (Temporary Facilities) of 25/00150/FUL

Site address: 27 Ravenshoe Godmanchester Huntingdon PE29 2DE

Applicant: Mr Simarjit Sharma

I refer to your application above received on 1 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Materials
No development shall take place above slab level, other than demolition, until details of the external materials, including brick, roof tiles and UPVC to be used ion the construction of the development have been submitted to and approved in writing by the Local Planning Authority. 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 in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Submitted details:

Existing and Proposed Site Plan dwg H10160/00G
Proposed Floor Plans dwg H10160/01E
Proposed Elevations dwg 10160/02D

Consultation Comments
Urban Design: The proposed TBS Grantchester Blend facing brick, Marley Modern Smooth interlocking grey roof tiles, Anthracite grey uPVC windows and doors and black uPVC downpipes and gutters are acceptable.
Urban Design supports the discharge of C3.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Urban Design officer and conclude that the information submitted is sufficient and acceptable to discharge condition 3.

Therefore Condition 3 is discharged in full.

Condition 4 - Hard and Soft Landscaping
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 LP31 of the Huntingdonshire Local Plan to 2036.

Submitted details:

Existing and Proposed Site Plan dwg H10160/00G

Consultation Comments
Urban Design: Comments on planting species should be sought from Landscape Colleagues notwithstanding this the principle of Laural Hedge and silver birch and cherry trees are accepted in design terms.

The principle of Marshalls Priora charcoal block paving for the driveway / turning area and Marshalls buff paving slabs (300 x 300) for the patio and footpath is acceptable.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Urban Design officer and conclude that the information submitted is sufficient and acceptable to discharge condition 4.

Therefore Condition 4 is discharged in full.

Condition 5 - Cycle and Bin Stores
Prior to the occupation of the development hereby permitted, full details of cycle and bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The

details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details prior to occupation of the development and shall be retained and only used as such. The development shall be carried out in accordance with the approved details

Reason: To ensure appropriate provision for the secure storage of bins and cycles in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Submitted details:

Existing and Proposed Site Plan dwg H10160/00G

Consultation Comments
Urban Design: The design of the cycle and refuse stores are acceptable. Urban Design supports the discharge of C5.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Urban Design officer and conclude that the information submitted is sufficient and acceptable to discharge condition 5.

Therefore Condition 5 is discharged in full.

Condition 6 - PEA
The development hereby approved shall be carried out in accordance with the recommendations contained with the Preliminary Ecological Appraisal received by the Local Planning Authority on 24th January 2025.

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

Submitted details:
Existing and Proposed Site Plan dwg H10160/00G

Officer Conclusion:
Officers have reviewed the submitted information and concluded that the information submitted is sufficient and acceptable in respect of this compliance condition. The proposals match the site plan provided.

This is a compliance condition and not one that needs to be discharged, however the information submitted for Condition 6 is acceptable, subject to ongoing compliance.

Condition 7 - First Floor Bathroom and En-Suite Window
The development, hereby permitted, shall not be occupied until the proposed first floor bathroom and en-suite windows in the north elevation of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Submitted details:
Existing and Proposed Site Plan dwg H10160/00G
Proposed Floor Plans dwg H10160/01E
Proposed Elevations dwg 10160/02D

Consultation Comments
Urban Design: No concerns but wished the level of obscurity to be confirmed and non opening.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Urban Design officer. Although the Urban Design officer requested more information, the condition is a compliance condition, and clearly states it must be a minimum of level 3 or equivalent and non-opening, unless restrictors are installed to prevent the opening beyond 45 degrees. If any installed glazing/openings does not comply with this the condition would be breached and this would be enforceable. It is concluded that the windows to be installed would need to meet the requirements of this condition 7.

This is a compliance condition and not one that needs to be discharged, The windows to be installed must comply with the requirements of the condition.

Condition 8 - Proposed Second Floor Rooflights
The development, hereby permitted, shall not be occupied until the proposed second floor rooflights of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity). The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Submitted details:
Existing and Proposed Site Plan dwg H10160/00G
Proposed Floor Plans dwg H10160/01E
Proposed Elevations dwg 10160/02D

Consultation Comments
Urban Design: No concerns but wished the level of obscurity to be confirmed.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Urban Design officer. Although the Urban Design officer requested more information, the condition is a compliance condition and clearly states it must be a minimum of level 3 or equivalent. If any installed glazing does not comply with this the condition would be breached and this would be enforceable. It is concluded that the windows to be installed would need to meet the requirements of this condition 8.

This is a compliance condition and not one that needs to be discharged. The windows to be installed must comply with the requirements of the condition.

Condition 12 - Temporary Facilities

Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason:In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Submitted details:
Site plan H10160/00G received 09/06/2025

Consultation comments:
Highways: I note the submission of drawing H10160/00G given the site constrained room this would appear to be the best that can be achieved. Given this I have no objections to the conditions discharge.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Highways officer and conclude that the information submitted is sufficient and acceptable for this compliance condition 12.

This is a compliance condition and not one that needs to be discharged. The information submitted for Condition 12 is acceptable,subject to ongoing compliance during construction.

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: 20 June 2025
Agent