Our Ref: 25/80096/COND
Your Ref: 23-016 Pike

20 June 2025

Mr Jon Sidey
Sidey Design Architecture
10 Market Square
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Dear Mr Sidey

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

Proposal: Discharge of Condition 3 (Material), 4 (Landscaping), 8 (Biodiversity Enhancement) & 11 (Bin and Cycle Storage) of 23/02340/FUL

Site address: 69 Main Road Stonely St Neots PE19 5EP

Your client: Mr Andy Pike

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 Sidey

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

Proposal: Discharge of Condition 3 (Material), 4 (Landscaping), 8 (Biodiversity Enhancement) & 11 (Bin and Cycle Storage) of 23/02340/FUL

Site address: 69 Main Road Stonely St Neots PE19 5EP

Applicant: Mr Andy Pike

I refer to your application above received on 31 March 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
Condition -Prior to development above slab level, manufacturer and specification details of the materials proposed for the external surfaces of the replacement dwelling shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
a) External wall materials;
b) Roof tiles;
c) Windows;
d) Doors
e).The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;

The details shall include the product colour, name and manufacturer where appropriate.

The development shall be carried out in accordance with the approved details.

Reason - In the interest of visual amenity and to protect the character and appearance of the conservation area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Submitted details:

The applicant has submitted details of proposed materials etc in the Covering Letter dated 28/5/25. As follows:

Consultation comments:
Conservation Officer:
- WALLS - Vandersanden Old Farmhouse Stock Facing Brick.
- CLADDING - James Hardie Plank Cladding, colour Midnight Black, to be applied only to the face and cheeks of the dormer.
- ROOF - Marley Concrete Plain Roof Tile, colour Natural Red.
- DOORS/WINDOWS/RWG/SOFFITS - uPVC is not inappropriate in a modern house and these small scale features are not considered to have a harmful impact in this location.

These proposed materials are considered to sustain the significance of the heritage assets potentially affected by the proposal, so there are no Conservation objections.

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

Therefore Condition 3 is discharged in full.

Condition 4 - Landscaping
Conditions - Notwithstanding the submitted hard landscaping details, including hard surfaces and boundary treatments as illustrated on the plans hereby approved, full boundary treatments for all dwellings and hard surfaces shall be submitted to and agreed in writing in writing by the Local Planning Authority prior to the commencement of development above slab level. Full details of hard landscape works, to include but not be limited to:
1. Full details of surfacing products (manufacturer, type, colour and size)

2. Position, height, design and material (including bricks and capping for brick walls - manufacturer, type colour and size) of all boundaries treatments and gates

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details with the boundary treatments provided prior to the first occupation of the part of the development to which they relate.

Reason - In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Submitted details:
23-016-PC1 Rev A: Proposed details plan

Consultation comments:

Conservation Officer: Seems as approved and similar to existing and no Conservation objection.

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

Therefore Condition 4 is discharged in full.

Condition 8 - Biodiversity enhancements
Condition - No development above slab level shall take place until a detailed Biodiversity Enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Reason - To help minimise the impact of the development upon biodiversity and seek to secure a net gain in biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Submitted details:
Biodiversity Enhancment Plan: JA 25-019

Officer Conclusion:
Officers have reviewed the submitted information and conclude that the information submitted is sufficient and acceptable to discharge condition 8 providing onsite enhancements.

Therefore Condition 8 is discharged in full.

Condition 11 - Bin and cycle storage
Condition - Prior to the first occupation of the replacement dwelling hereby approved, full details of bin and cycle storage demonstrating one secure and covered cycle space per bedroom including details of external materials and construction shall be submitted to and approved in writing by the Local Planning Authority. The bin and cycle storage shall be carried out in accordance with the approved details prior to first occupation of the dwelling hereby permitted and thereafter retained in perpetuity.

Reason - In the interest of visual amenity and to promote sustainable modes of transport in accordance with Policies LP10, LP11, LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Submitted details:
23-016-PC1 Rev A: Proposed details plan

Officer Conclusion:
Officers have reviewed the submitted information and conclude that the information submitted is sufficient and acceptable to discharge condition 11 as secure cycle storage is to be provided and the bin location will not be harmful to the area.

Therefore Condition 11 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: 20 June 2025
Agent