Our Ref: 24/80364/COND
Your Ref: Spencer LBC

31 March 2025

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Mr S Clarke
Campbell Ark
Campbell Ark
White Cottage Keysoe Row West
Keysoe
Bedford
MK44 2JJ

Dear Mr Clarke

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

Proposal: Discharge of Conditions 4 (Garage Materials), 5 (Roof Materials) and 6 (Ground Floor Shower Room) for 23/01184/LBC

Site address: 4 Gimbers End Stonely St Neots PE19 5ER

Your client: Mr & Mrs Spencer

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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31st March 2025

Dear Mr Clarke

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

Proposal: Discharge of Conditions 4 (Garage Materials), 5 (Roof Materials) and 6 (Ground Floor Shower Room) for 23/01184/LBC

Site address: 4 Gimbers End Stonely St Neots PE19 5ER

Applicant: Mr & Mrs Spencer

I refer to your application above received on 21 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Garage Materials
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 of the garage building to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The garage shall thereafter be constructed only in accordance with the approved details.

Reason: In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest and in accordance with LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019).

Documents/Drawings:
Manufacturer details ref K1717-C2 received by the Local Planning Authority on the 21st October 2024
Updated Materials Schedule received by the Local Planning Authority on the 26th March 2025

Material samples received by the Local Planning Authority on the 27th March 2025

Assessment:
The Conservation Officer has reviewed the above in relation to the garage materials and supports the discharge of the condition in the interests ofsafeguarding the character of a Building of Special Architectural or Historic Interest and in accordance with LP12 and LP34 of Huntingdonshire's Local Plan to 2036.

Condition 4, therefore is discharged.

Condition 5 - Roof Materials
No roofs shall be constructed until a sample of the type and source of roof covering materials and the ridge, details, have been submitted to and approved in writing by the Local Planning Authority. The roofs shall thereafter be constructed only in accordance with the approved details.

Reason: In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest and in accordance with LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019).

Documents/Drawings:
Manufacturer details ref K1717-C2 received by the Local Planning Authority on the 21st October 2024
Updated Materials Schedule received by the Local Planning Authority on the 26th March 2025
Material samples received by the Local Planning Authority on the 27th March 2025

Assessment:
The Conservation Officer has been consulted on this application and supports the discharge of the condition in the interests ofsafeguarding the character of a Building of Special Architectural or Historic Interest and in accordance with LP12 and LP34 of Huntingdonshire's Local Plan to 2036.

Condition 5, therefore is discharged.

Condition 6 - Ground Floor Shower Room
Prior to the commencement of any works to form the new ground floor shower room, constructional details of the proposed works to permanently fix closed the existing timber door shall be submitted to and approved in writing by the Local Planning Authority. The submitted constructional drawing shall including a 1:10 scaled section through the partition and the retained door and the elevation should include both of the two panelled doors within the corridor. The existing ironmongery (box locks) to both doors shall be retained in situ. The work shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest and in accordance with LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019).

Documents/Drawings:
Condition 6 details ref K1717-C3 received by the Local Planning Authority on the 21st October 2024

Assessment:

The Conservation Officer has been consulted on this application and notes that the applicant is stating that no works will be undertaken to the door, other than being locked. This is considered acceptable and would ensure no harm to the historic interest of the building in accordance with Policy LP34 of the Local Plan.

Condition 6, therefore 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 sincerely



Clara Kerr
Chief Planning Officer
Date: 31 March 2025