Our Ref: 24/80365/COND
Your Ref: Spencer FUL

31 March 2025

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Mr S Clarke
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 Condition 4 (Garage Materials), 5 (Roof materials) and 7 (Tree Protection) of 23/01183/HHFUL.

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 Condition 4 (Garage Materials), 5 (Roof materials) and 7 (Tree Protection) of 23/01183/HHFUL.

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

Applicant: Mr & Mrs Spencer

I refer to your application above received on 22 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-C1 received by the Local Planning Authority on the 22nd 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 proposed garage materials and supports the discharge of the condition 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.

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-C1 received by the Local Planning Authority on the 22nd 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 proposed roof materials and supports the discharge of the condition 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.

Condition 5, therefore is discharged.

Condition 7 - Tree Protection Measures
No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season (Planting season is 1st November to 31st March).

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Documents/Drawings:
Tree Protection Plan ref:TPP-02.25/A received by the Local Planning Authority on the 6th February 2025

Assessment:
The Arboricultural Officer has been consulted on this application and has confirmed that the proposals are appropriate for the protection of trees to be retained and to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Condition 7, 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