Our Ref: 25/80196/COND
Your Ref: Application to discharge cond...

18 August 2025

Mr Michael Crabtree
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The Old Brewery
High Court
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Pathfinder House, St Mary's Street
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Dear Mr Crabtree

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 3 (External Materials) and 10 (Cycle Store) of 22/01237/FUL

Site address: Land South Of Alison Lane Offord Darcy

Your client: Mr Edmund Thornhill

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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Dear Mr Crabtree

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

Proposal: Discharge of conditions 3 (External Materials) and 10 (Cycle Store) of 22/01237/FUL

Site address: Land South Of Alison Lane Offord Darcy

Applicant: Mr Edmund Thornhill Thornhill Estates

I refer to your application above received on 26 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 3 - external materials
Condition 3 (External Materials) wording:

"Notwithstanding the submitted materials information, details of the type, colour and texture of all materials to be used for the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development above ground floor slab level to which this permission relates."

Submitted documents/drawings:
- Proposed Site Plan (dwg non 90-01 Rev C)
- Condition 3 Materials Document received by the LPA 26/06/2025

Consultations:
None

Assessment:

The material palette in the immediate locality comprises render, slate and terracotta roof tiles, cream uPVC windows and doors, and black rainwater goods. In this context, the proposed use of timber cladding, render, Corum bricks by Vandersanden laid in stretcher bond, grey uPVC windows and doors, black aluminium rainwater goods, and a combination of blue/grey roof slates and terracotta roof tiles is considered acceptable.

The submitted details are considered to be sympathetic to the character and appearance of the area, in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Conclusion:
Condition 3 is therefore discharged in full, subject to implementation in accordance with the approved details.

Condition 10 - Cycle Store
Condition 10 (Cycle Store) wording:

"Notwithstanding the details shown on the plans hereby approved, the use hereby permitted shall not commence, until details of the facilities for the provision of secure covered cycle parking for use in connection with the development indicated as 'Unit 2' have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the use hereby permitted is commenced and shall be retained as such."

Submitted documents/drawings:
- Proposed Site Plan (dwg non 90-01 Rev C)
- Condition 10 Residential Cycle Store Documents received by the LPA 26/06/2025.

Consultations:
None

Assessment:
The submitted documents and drawings detail cycle storage in the rear garden of Unit 2. This location of the cycle storage is acceptable. The submitted details include a timber storage shed, sized 2m by 1m, which could accommodate three cycles. The materials and size of the shed are considered acceptable and accord with the policy requirements for 1 cycle store per bedroom the permitted 3 bedroom house, in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

Conclusion:
Condition 10 is therefore discharged in full, subject to implementation in accordance with the approved details prior to the deadline set out in the condition.

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

C. Kerr

Clara Kerr
Chief Planning Officer

Date: 18 August 2025