Our Ref: 25/80015/COND
Your Ref: Crimble - Conditions

20 February 2025

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Dear Mr Richardson

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 3 (Materials), 5 (Cycle storage), 10 (FFL), and 11 (On site BNG matint/Net Gain Plan) for 23/02305/FUL

Site address: Crimble Cottage Holme Road Ramsey St Marys Huntingdon

Your client: AJB Homes & Utilities Ltd

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning conditions.

Yours sincerely

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
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Dear Mr Richardson

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

Proposal: Discharge of conditions 3 (Materials), 5 (Cycle storage), 10 (FFL), and 11 (On site BNG matint/Net Gain Plan) for 23/02305/FUL

Site address: Crimble Cottage Holme Road Ramsey St Marys Huntingdon

Applicant: AJB Homes & Utilities Ltd

I refer to your application above received on 24 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 3 - Materials
Condition 3 (Materials) wording:

“No development shall take place above slab level, other than demolition, until details of the bricks, cladding, roofing material, doors, windows, rainwater goods, flues, vents to be used in 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.”

Submitted documents/drawings:
- Covering letter dated the 23rd January 2025
- Ibstock Ivanhoe cream bricks New Ivanhoe Cream - Bricks
- Soma black half-round Rain Water Goods
- White 'Eco Slide' windows
- Black composite doors / traditional white frames
- Rafter feet left exposed painted black with brickwork to eaves
- Email received by the LPA 31/01/2025

o Farmhouse Red Fenland Pantile

The submitted details accord with the wording of the condition.

It is acknowledged that the materials palette on Holme Road is varied and there is no prevailing use of a certain type of material.

The dwelling would be constructed using Farmhouse Red Pantiles and buff Bricks. Whilst farmhouse red rooftiles are less common within the locality, the dwelling/barn opposite to Holme Road has terracotta rooftiles. During the course of the application amendments were sought and the proposed use of terracotta rooftiles was changed to a more sympathetic Farmhouse Red pantile.

The Urban Design Officer was also consulted as part of the application and supports the discharge of C3.

Given the above, Officers are satisfied the submitted materials are appropriate for this countryside setting and the details accord with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Condition 3 is therefore discharged in full.

Condition 5 - Cycle storage
Condition 5 (Cycle storage) wording:
“Notwithstanding the details shown on the plans, the dwelling hereby permitted shall not be occupied, until details of the facilities for the provision of secure covered cycle parking (with sufficient space for one cycle space per bedroom) have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the dwelling is occupied and shall be retained as such.”

Submitted documents/drawings:
o Cycle store plans and elevations (dwg non JLG 933/02)
o Plans and elevations (dwg non JLG 993/01 rev E).

The proposed cycle storage would be 2.8m in width, 2.7m in length and 2.1m to the eves. The proposed storage is considered sufficient to accommodate four cycles and accords with Local Plan Policy LP17 for the secure storage of cycles one per bedroom. The cycle store is to be located to the rear of the permitted dwelling and would be screened from the open countryside by the existing and retained boundary vegetation. The submitted details therefore ensure the appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

The Urban Design Officer was also consulted as part of the application and supports the discharge of C5.

Condition 5 is therefore discharged in full.

Condition 10 - Finished Floor Levels
Condition 10 (Finished Floor Levels) wording:
“No development, except for demolition or site clearance, shall take place until details showing the finished floor levels of the proposed dwelling(s) in relation to the existing and proposed ground levels of the site and surrounding land has been submitted to and

approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details."

Submitted documents/drawings:
o Plans and elevations (dwg non JLG 993/01 rev E).

Submitted drawing JLG933/01 rev E demonstrates the replacement property would be built at a level of +0.1m ODN (i.e. +310mm higher than the existing dwelling). The proposed finished floor level accords with the recommended flood resilience measures detailed in the Flood Risk Assessment. The proposed finished floor level prevents the increased risk of flooding in accordance with Policy LP5 of the Huntingdonshire Local Plan to 2036.

Holme Road is situated at approximately -0.77m ODN and as such the finished floor level of the proposed dwelling would be constructed 0.67m higher than the adjacent public highway. The proposed finished floor level is considered appropriate and would not detract from the character and appearance of the countryside, in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

The Urban Design Officer was also consulted as part of the application and supports the discharge of C10.

Condition 10 is therefore discharged in full.

Condition 11 - On site BNG matint/Net Gain Plan
Condition 11 (Biodiversity Scheme) wording:
"No development above slab level shall take place until a has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements, statutory biodiversity credits and trading summary;
b) A Biodiversity Method Statement which provides details of how the recommendations contained in Chapter 6 of the Protected Species Survey and Precautionary Working Method Statement (dated October 2024) and by Sound Ecology will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme.
c) A Habitat Management and Monitoring Plan. These details shall include how the habitats will be maintained, who is responsible for creating or enhancing the habitats, who is responsible for maintenance, management and monitoring (every 3, 5 and 7 years).
The development shall be carried out in accordance with the approved details."

Submitted documents/drawings:
o Biodiversity Net Gain Plan dated 03/02/2025 and received by the LPA 04/02/2025.
o Biodiversity Net Gain Report V2 dated August 2024 and received by the LPA 24/01/2025.
o Biodiversity Enhancement Plan dated February 2025 and received by the LPA 14/02/2025.

The Biodiversity Net Gain Plan demonstrates over a 10% BNG can be achieved on site. Chapter 8 of the submitted Biodiversity Net Gain Report details the net gain management and monitoring plan. This states that as the statutory net gain is delivered within the project's private garden areas, there should be no formal obligation to provide a plan demonstrating long-term management. This accords with the Planning Advisory Service which states whilst private gardens can make positive contributions to biodiversity, but appropriate planting and

ongoing management cannot be secured in the long-term. Therefore, the submitted Biodiversity Net Gain Plan and Habitat Management and Monitoring Plan satisfies parts a and c of condition 11 and accords with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

In regard to part b of condition 11, the submitted Biodiversity Enhancement Plan accords with the recommendations detailed in the Protected Species Survey and Precautionary Working Method Statement (dated October 2024). A single bird box would be fixed to the north-facing garage wall and a bat box shall be located on the eastern external wall of the dwelling at first floor. The submitted Biodiversity Enhancement Plan also detailed the timescales for implementation, responsibility and maintenance aftercare of the proposed bird and bat boxes.

Given the above, the submitted documentation accords with the wording of the policy, demonstrates a 10% biodiversity net gain can be achieved and biodiversity enhancements are proposed. The submitted information ensures the conservation and enhancement of biodiversity on the site and accords with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Condition 11 is therefore 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 February 2025