Urban Design Forum
AGENDA
DATE 14th April 2025

Please fill in DM officer name, ref, address of case

DM Admin – Please save to anite and route to applicable officer as 'COMMENT'

Officer/Case	Site Constraints – FZ, CA, LB, TPO's, Related Application?	Actions agreed	UD Officer
Formal Consultation JW 24/80265/COND Barbers Farm Keyston Road Covington Amendments - Discharge of Conditions 3 (Materials), 4 (Landscaping) and 5 (Biodiversity) of 22/02404/FUL		Comments in blue text are in response to revised Plans and Elevations dwg 3142/2 Rev B received 25/03/2025: Urban Design have had no previous involvement with the 22/02404/FUL approval or the previous 24/80098/COND application to discharge C3. Comments on C4 and C5 are deferred to the landscape officer. **C3 Materials** *No development shall take place above slab level, other than demolition, until details of the exterior materials 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.* *Reason: In the interests of visual amenity in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.* **Submission:** Application Form **Comments:** The Officer report for 22/02404/FUL noted that 'the proposed building would be constructed with reclaimed facing bricks with cedar or oak cladding, the roof to be powder-coated metal sheeting, the windows would be either timber, powder coated uPVC or aluminium and the doors would be either timber or powder coated aluminium'. The submitted materials are set out within the application form of the 24/80265/COND submission and comprise: • Walls: reclaimed bricks from the demolition of existing barn and yard walls/remains of outbuildings • Windows: powder coated aluminium, • Doors: oak /powder coated aluminium • Roof: insulated slate affect metal composite roof panels by accord or similar • External cladding: Cedral or similar approved Materials are now listed on revised Plans and Elevations dwg 3142/2 Rev B received 25/03/2025, and comprise: • Roof : Powder Coated Slate Grey Composite Metal Sheeting	**MP**

		• Walls : Reclaimed Red Brick from original Barn/ Plus Cedral Cladding Dark/Steel Grey • Windows : Powder Coated Aluminium in Anthracite Grey • Doors : Ditto to Bi-Folds plus Solid Oak to Main Entrance & Side Doors • Rainwater Goods : Anthracite Grey The previous 24/80098/COND application was refused as white UPVC windows were considered to detract from the setting of the building and the countryside. Whilst the introduction of powder coated aluminium windows and doors are accepatble, details of the colour should be confirmed. Doors and windows now confirmed as coloured Anthracite Grey (oak for the main entrance and side doors) and is acceptable. The colour and finish of the Cedral cladding should also be confirmed. Confirmed as dark / steel grey and is acceptable. The amendments address previous comments. Urban Design supports the discharge of C3.	
Formal Consultation: HH 24/02366/FUL Land Adjacent Willow Farm Vicarage Road Amendments: New traditionally-designed self-build detached dwelling with attached carport and double garage		Amended plans have been received 1st April 2025 – these in the main address previous UD advice regrading the design and scale and mass etc of the proposed dwelling. These have been incorporated save for a chimney to the ridge / west elevation. Whilst comments remain regarding the principle of development as per previous UD comments of 03.02.2025, should these be outweighed by titled balance, please condition: * hard and soft landscaping including boundary treatments * tree protection * external materials * architectural details	**AW**

For PENQS: The above comments represent informal officer views and are therefore without prejudice to the determination of any planning application should one be submitted. Furthermore the views expressed will not bind the decision of Members should a planning application be submitted, nor prejudice the formal decision making process of the council.