Our Ref: 25/80017/COND
Your Ref: church of st mary magdalene

18 March 2025

Mr Joe Quirke
Peel Street Consultants
2 Cooper Close
Warboys
SG16 6LB

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Mr Quirke

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 3 (Materials) ,4 (Archaeology parts a-c), 6 (Tree Protection Plan) and 7 (Gates) for application 24/00370/FUL

Site address: Church Of St Mary Magdalene Church Road Warboys

Your client: 4Parishes Reverend Garry Dawson-Jones

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

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Mr Joe Quirke
Peel Street Consultants
2 Cooper Close
Warboys
SG16 6LB

Our Ref: 25/80017/COND
Your Ref: church of st mary magdalene

18th March 2025

Dear Mr Quirke

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

Proposal: Discharge of conditions 3 (Materials) ,4 (Archaeology parts a-c), 6 (Tree Protection Plan) and 7 (Gates) for application 24/00370/FUL

Site address: Church Of St Mary Magdalene Church Road Warboys

Applicant: 4Parishes Reverend Garry Dawson-Jones ST MARYS CHURCH, CHURCH ROAD

I refer to your application above received on 27 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 wording:
"No works shall commence to the boundary wall until a sample of the proposed bricks for use in the construction of the works hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036."

Submitted information:
- Application Form - received by the LPA on 23rd January 2025
- Photo of masonry sample - received by the LPA on 29th January 2025

Assessment:
The Conservation Officer visited the site where the applicant provided a sample panel of the proposed masonry of the west end wall of the new extension (approved under

22/02131/FUL) which is to be constructed of the fieldstone from the part of the existing west end wall of the north aisle to be removed to form the door opening of the new extension. A sample panel of the proposed brickwork of the north wall to the new extension was also provided. The materials are considered acceptable and the submitted information is considered to be sufficient to discharge condition 3.

Conclusion:
Condition 3 is hereby discharged in full.

Condition 4 - Archaeology Parts a-c
Condition 4 wording:
"No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological investigation that has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
a) The statement of significance and research objectives;
b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
c) The timetable for the field investigation as part of the development programme;
d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason:
To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2023)."

Informatives:
Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.
Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Submitted documents:
- Application Form - received by the LPA on 27th January 2025
- Written Scheme of Investigation for Archaeological Monitoring and recording - received by the LPA on 3rd February 2025

Assessment:
County Archaeology were consulted and have advised that the proposed scheme of work is for a program of archaeological monitoring and recording, to be undertaken in conjunction with the development. They have no objection to the commencement of development and the partial discharge of parts a-c to allow this. Development should only be undertaken in conjunction with the approved WSI, under archaeological supervision. It is advised that part d of the condition is retained until fieldwork has been completed and we are in receipt of an approved report for the scheme.

Conclusion:

Parts a-c of condition 4 are hereby discharged. A further application will be required in due course in order to satisfy part (d) of condition 4 and secure its final discharge.

Condition 6 - TPP
Condition 6 wording:
"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. (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."

Submitted plans/documents:
- Application Form - received by the LPA on 27th January 2025
- Tree Protection Plan - received by the LPA on 27th January 2025

Assessment:
HDC's Arboricultural Officer has been consulted on this application and assessed the applicant's Arboricultural Method Statement and Plan detailing the root protection areas, and Tree Protection Plan. Noting that several trees are to be lost in order to facilitate the works, those removals are accepted as being essential to the viability of the project. The trees to be removed present limited amenity value and the protective fencing should prevent damage to the retained trees. The information is considered to be sufficient to discharge condition 6.

Conclusion:
Condition 6 is hereby discharged in full.

Condition 7 - Gates
Condition 7 wording:
"Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with Policy LP17 of the Local Plan."

Submitted plans/documents:

- Application Form - received by the LPA on 23rd January 2025
- Gates sketch - received by the LPA on 29th January 2025

Assessment:
Officers have assessed the submitted gates sketch and the design of the gates which is considered to be acceptable and sufficient to discharge condition 3.

Conclusion:
Condition 7 is hereby 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: 18 March 2025