Our Ref: 25/80101/COND
Your Ref: 103 Newtown Rd Ramsey AoC

15 April 2025

Mr James BRAMMA
JB Architectural Design Services
44 Northorpe Road
Donington
Spalding
Lincolnshire
PE11 4XU

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

www.huntingdonshire.gov.uk

Dear Mr BRAMMA

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of Condition 6 (Cycle Parking) of 24/02415/FUL.

Site address: 103 Newtown Road Ramsey Huntingdon PE26 1EJ

Your client: Linden Lodge Property Ltd

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 James BRAMMA
JB Architectural Design Services
44 Northorpe Road
Donington
Spalding
Lincolnshire
PE11 4XU

Our Ref: 25/80101/COND
Your Ref: 103 Newtown Rd Ramsey AoC

15th April 2025

Dear Mr BRAMMA

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

Proposal: Discharge of Condition 6 (Cycle Parking) of 24/02415/FUL.

Site address: 103 Newtown Road Ramsey Huntingdon PE26 1EJ

Applicant: Linden Lodge Property Ltd

I refer to your application above received on 8 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 6 - Cycle Parking -Use
Condition 6 (Cycle Parking) 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 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:
o Cycle Storage Details (dwg non 102-03-LBP02) received by the Local Planning Authority 08/04/2025

Assessment:
A 2m width by 5m length timber garden shed located in the rear garden of No.103 Newtown Road is proposed. The siting and materials of the proposed cycle store are considered

appropriate in this mixed use but primarily residential area and are considered acceptable. The garden shed is considered sufficiently sized to accommodate 5 cycles for the maximum of 5 children cared for within the permitted children's home.

The submitted details therefore accord with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Conclusion:
Condition 6 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: 15 April 2025