Our Ref: 24/80442/COND
Your Ref: Discharge of Conditions - Epw...

11 February 2025

Kags Alexander-Cahill
Renew Studio
Horseshoe Cottage
Church Street
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PE28 3BN

Pathfinder House, St Mary's Street
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Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of condition 4 (Material Samples) of 24/01180/HHFUL

Site address: Epworth Lodge Church Street Woodhurst Huntingdon

Your client: Sarah & David Cannon-Holder

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

Yours faithfully

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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11th February 2025

Dear Sir/Madam

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

Proposal: Discharge of condition 4 (Material Samples) of 24/01180/HHFUL

Site address: Epworth Lodge Church Street Woodhurst Huntingdon

Applicant: Sarah & David Cannon-Holder

I refer to your application above received on 18 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 4 - Material samples
Condition wording:

"Notwithstanding condition 3 of this permission, prior to the application of any external brickwork or slate to the development hereby approved samples of the said materials shall be provided to the Local Planning Authority (LPA) for approval in writing. The works shall thereafter be undertaken in accordance with the approved details and retained as such in perpetuity unless the LPA gives written permission for any variance.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the Conservation Area or the setting of buildings of special historical or architectural importance in accordance with Policies LP2, LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036."

Documents/samples submitted:

*Brick photos front and rear of building (received by the Local Planning Authority (LPA) on the 18th of December 2024.
*Material samples (completed set of samples) received by the LPA on the 29th of January 2025.

Consultee comments:

HDC's Conservation Team have been consulted and confirm that the use of reclaimed bricks (from the site) are acceptable as are the cement slates which will match those of the main dwelling. As such, these are considered to meet the requirements of the condition which can be discharged.

Conclusion:

Given the detail and samples provided alongside the favourable comments from consultees it is considered that the submission element of Condition 4 of 24/01180/HHFUL can be discharged. It remains for the works to be carried out in accordance with the approved details.

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 faithfully



Clara Kerr
Chief Planning Officer
Date: 11 February 2025