Our Ref: 25/80073/COND
Your Ref: Condition Arch Orangery to Ca...

16 April 2026

Mr John Goldsmith
JLG Design
8 Tennyson Place
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Pathfinder House, St Mary's Street
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Dear Mr Goldsmith

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of Condition 4 (Archaeology) for 24/00228/HHFUL

Site address: 17 School Lane Eaton Socon St Neots PE19 8GW

Your client: Mr John Goldsmith

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
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16th April 2026

Dear Mr Goldsmith

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

Proposal: Discharge of Condition 4 (Archaeology) for 24/00228/HHFUL

Site address: 17 School Lane Eaton Socon St Neots PE19 8GW

Applicant: Mr John Goldsmith JLG Design

I refer to your application above received on 5 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Archaeology
Condition 4 (Archaeology) wording of application reference 24/00228/HHFUL:

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 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) and Policy LP34 of Huntingdonshire's Local Plan to 2036.

Submitted Documents/Drawings:

-Written Scheme of Investigation by Albion Archaeology, dated 14th April 2026, received by the Local Planning Authority on 15th April 2026.

Assessment:

The Cambridgeshire County Council's Archaeology Team have considered the submitted documentation and have commented:

The fieldwork for the above referenced site has now been completed, recording little of archaeological interest. However a record has been made of deposit levels which helps us with a general understanding of survival within the area and should help to inform any future work if necessary. We have reviewed and approved v.1.2 of the report dated 14th April 2026 and the applicant should submit this but we would support discharge of the archaeological condition 4 in full at this stage.

Having regard to the submitted information it is considered that the submission requirements of the condition have been complied with in accordance with the National Planning Policy Framework (2024) and Policy LP34 of Huntingdonshire's Local Plan to 2036.

Conclusion:

The details submitted relating Condition 4 of planning approval reference 24/00228/HHFUL are acceptable to the Local Planning Authority and condition 4 is therefore discharged.

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: 16 April 2026
Agent