Our Ref: 24/80408/COND
Your Ref: CONDITION 04 MANOR FARM

23 December 2024

Mr Andrew Toumazou
MK40 ARCHITECTS LTD
1 St. Minver Road
Bedford
MK40 3DQ

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Toumazou

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

Proposal: Discharge of condition 4 (Levels) of 20/00849/FUL

Site address: Manor Farm Church End Woodwalton Huntingdon

Your client: Mr BENJAMIN CONWAY

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

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Our Ref: 24/80408/COND
Your Ref: CONDITION 04 MANOR FARM

23rd December 2024

Dear Mr Toumazou

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

Proposal: Discharge of condition 4 (Levels) of 20/00849/FUL

Site address: Manor Farm Church End Woodwalton Huntingdon

Applicant: Mr BENJAMIN CONWAY AGRESERVES LIMITED

I refer to your application above received on 20 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 4 - Levels
Condition wording:
No development (excluding demolition works) shall begin until details of the finished floor levels of all buildings and associated external ground levels have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the existing and proposed site levels and contours in relation to the adjacent highway, adjacent properties and to existing vegetation and surrounding landform. The submitted details shall include details of levels of all accesses to include pathways, driveways, steps and ramps to above Ordnance Datum (AOD). The development shall be carried out in accordance with the approved details.

Reason: A pre-commencement condition is necessary to ensure that the levels within the site would be satisfactory in the interests of visual and residential amenity in accordance with Policies LP10, LP11, LP12 and LP33 of the Huntingdonshire Local Plan to 2036.

Plans:
*Location Plan (as existing) 09582 200
*Site Plan (as proposed) 09582 201 Rev A
*Site Plan - Site Levels (as proposed) 09582 202 Rev A

Conclusion:
The submitted detail shows a limited variance in levels within and surrounding the site and it is considered that this will ensure that the development does not appear as overly prominent in this rural setting. Whilst it does not specifically show the highway to the south, it can be established from the plans that the land/development adjacent to the highway is generally higher. Overall, this therefore complies with the aims of the condition. The submission element of Condition 4 of 20/00849/FUL is hereby discharged, it remains for the works to be completed in accordance with the approved details.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 23 December 2024