Our Ref: 24/80409/COND
Your Ref: CONDITION 5 MANOR FARM

23 December 2024

Mr Andrew Toumazou
MK40 ARCHITECTS LTD
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Dear Mr Toumazou

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

Proposal: Discharge of condition 5 (materials) 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: 24/80409/COND
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23rd December 2024

Dear Mr Toumazou

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

Proposal: Discharge of condition 5 (materials) 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 5 - Materials
Condition wording:
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until full details of the external materials to be used have been submitted to and approved in writing by the Local Planning Authority. These shall include:

i) A plan identifying location of materials,
ii) Details of type, colour and texture of all materials to be used for the roof of the building including verge details.
iii) Details of non-masonry walling systems, cladding panels or other external screens, including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples);
iv) Details and materials (including colour) for the construction of doors, windows (including method of opening), soffits and facias;
v) Details and materials for the construction of porch canopies

The details shall include the product colour, name and manufacturer where appropriate. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to ensure a satisfactory standard of development in accordance with Policies LP10, LP11, LP12 and LP33 of the Huntingdonshire Local Plan to 2036.

Documents/Plans:
*09582 210 Elevations House Type 3 (as proposed)
*09582 213 Details House Type 3 (as proposed)
*09582 221 Elevations House Type 1 & 2 (as proposed)
*09582 222 Typical Details House Type 1 & 2 (as proposed)
*Acme Single Camber - Clay Plain Tile Data Sheet
*Roof Tile Data Sheet
*Paving Slab Data Sheet
*Facing Brick Data Sheet
*Composite Cladding Details
*Fascia and Soffit Details
*Email with clarity on roofing materials received by the Local Planning Authority on the 13th December 2024.

Consultee comments:
HDC's Urban Design Team have been consulted and following a review of the documents submitted and the later clarification on the colour of the roof tiles raise no objections to the discharge of the condition.

Conclusion:
Given the level of detail submitted alongside the favourable comments from specialists (as above) it is considered that the development will be acceptable in terms of its visual amenity and the impact on the wider countryside and therefore complies with the aims of the condition. The submission element of Condition 5 of 20/00849/FUL is hereby discharged, it remains for the works to be completed in accordance with the approved details.

N.B - for the avoidance of doubt, the plans approved as part of this application relate only to the subject matter of the condition and should not be considered to grant consent for any other amendments. For example, the plans submitted now show Solar PV which were not part of the original proposal. The applicant should be satisfied that the relevant permission is sought prior to conducting these works.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 23 December 2024