Our Ref: 24/80410/COND
Your Ref: CONDITION 6 MANOR FARM

23 December 2024

Mr Andrew Toumazou
MK40 Architects Ltd
1 St. Minver Road
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MK40 3DQ

Pathfinder House, St Mary's Street
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Dear Mr Toumazou

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

Proposal: Discharge of Condition 6 (Architectural Details) for 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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MK40 Architects Ltd
1 St. Minver Road
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MK40 3DQ

Our Ref: 24/80410/COND
Your Ref: CONDITION 6 MANOR FARM

23rd December 2024

Dear Mr Toumazou

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

Proposal: Discharge of Condition 6 (Architectural Details) for 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 6 - Architectural Details
Condition wording:
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details have been submitted to and approved in writing by the Local Planning Authority.

The details shall include the following:

i) Window and door reveals and cills;
ii) Colour and location of meter boxes; and
iii) Location and colour of external flues and vents

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.

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)

Consultee comments:
HDC's Urban Design Team have been consulted and following a review of the documents submitted 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 6 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 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 in place prior to conducting these works.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 23 December 2024