Our Ref: 25/80076/COND

1 May 2025

Mr Graham Kirk
20 Church Street
Stilton
Peterborough
PE7 3RF

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
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Dear Mr Kirk

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of Conditions 3 (sample brick panel), 4 (sample roofing material) and 5 (detailed drawings) for 21/02328/HHFUL

Site address: 20 Church Street Stilton Peterborough PE7 3RF

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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Your Ref:

1st May 2025

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

Proposal: Discharge of Conditions 3 (sample brick panel), 4 (sample roofing material) and 5 (detailed drawings) for 21/02328/HHFUL

Site address: 20 Church Street Stilton Peterborough PE7 3RF

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 conditions are Approved

Condition 3 - Sample brick panel
Condition - Prior to development above slab level, a sample brick panel of 1m2 erected on site illustrating brick, bonding and mortar colour shall be made available to view on-site for assessment by the HDC Conservation Officer for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Document - Drawing No. 19005/02 received by the LPA on the 5th of March 2025

Consultee Comments - HDC's Conservation Officer has been consulted and following a review of the submitted details are satisfied that Condition 3 may be discharged, stating that the proposals contained in the submitted drawings and photographs are considered to be sympathetic to the significance and character of the Listed Building

Conclusion - having regard to the level of detail submitted, alongside favourable comments from specialists, it is considered that the submission element of Condition 3 of 21/02328/HHFUL may be discharged.

Condition 3 is hereby approved. It remains for the works to be carried out in accordance with the approved details.

Condition 4 - Sample roofing material
Condition - Prior to development above slab level, a sample of the proposed roofing material shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Document - Drawing No. 19005/02 received by the LPA on the 5th of March 2025

Consultee Comments - HDC's Conservation Officer has been consulted and following a review of the submitted details are satisfied that Condition 4 may be discharged, stating that the proposals contained in the submitted drawings and photographs are considered to be sympathetic to the significance and character of the Listed Building

Conclusion - having regard to the level of detail submitted, alongside favourable comments from specialists, it is considered that the submission element of Condition 4 of 21/02328/HHFUL may be discharged.

Condition 4 is hereby approved. It remains for the works to be carried out in accordance with the approved details.

Condition 5 - Detailed drawings
Condition - Prior to development above slab level, detailed scale elevation and section drawings of the structure of the proposed extension including its junctions with the main Farmhouse and glazed panels and doors including glazing bars, reveals and details of materials and finishes, shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Document - Drawing No. 19005/02 and 19005/03 received by the LPA on the 5th of March 2025

Consultee Comments - HDC's Conservation Officer has been consulted and following a review of the submitted details are satisfied that Condition 5 may be discharged, stating that the proposals contained in the submitted drawings and photographs are considered to be sympathetic to the significance and character of the Listed Building

Conclusion - having regard to the level of detail submitted, alongside favourable comments from specialists, it is considered that the submission element of Condition 5 of 21/02328/HHFUL may be discharged.

Condition 5 is hereby approved. 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 sincerely



Clara Kerr
Chief Planning Officer
Date: 1 May 2025