www.huntsdc.gov.uk
Email: mail@huntsdc.gov.uk
Tel: 01480 388418

Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

# Application for Approval of Details Reserved by Condition

## Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Priory Centre

Address Line 1

Priory Lane

Address Line 2

Address Line 3

Cambridgeshire

Town/city

St Neots

Postcode

PE19 2BH

### Description of site location must be completed if postcode is not known:

Easting (x)

518089

Northing (y)

260332

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Surname

Caldbeck

Company Name

Huntingdonshire District Council

### Address

Address line 1

Pathfinder House

Address line 2

St Mary's Street

Address line 3

Town/City

Huntingdon

County

Cambridgeshire

Country

United Kingdom

Postcode

PE19 3TN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

### Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Agent Details

### Name/Company

Title

First name

Angel

Surname

Madix

Company Name

AOC Architecture Ltd

### Address

Address line 1

Unit 61, Regent Studios

Address line 2

8 Andrews Road

Address line 3

Town/City

London

County

- None -

Country

United Kingdom

Postcode

E8 4QN

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposal: Refurbishment and extension of existing community building and town council offices to include demolition of existing single storey extension and replacement two-storey extension with screened plant at roof level, first floor extensions to east and west elevations, glazed dormer window to east elevation, creation of external ramps and steps, canopies over entrances, glazed ground floor link extension on west elevation, installation of solar panels, replacement chimney, new balcony to west elevation, alterations to balustrade on riverside and replacement fenestration and doors.

Condition 7: No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(b) boundary treatments/gates indicating the positions, design, materials and type of boundary treatments/gates to be erected;
(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size.
Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

Reference number

24/00515/HDC

Date of decision (date must be pre-application submission)

25/09/2024

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 7

Has the development already started?

◯ Yes
⊘ No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 7A:
MHDS124_PL01_Planting plan_RevA
MHDS124_SF01 Landscape specification_RevA
MHDS124_ST01_Planting schedule_RevA

Condition 7B:
AOC_295_AD_404 Gate Types 1-2
AOC_295_AD_405 Gate Types 3
AOC_295_AD_702 PROPOSED Terrace Balustrade
AOC_295_SK250221_01 PROPOSED Condition 7B Diagram

Condition 7C:
AOC_295_SCH_012_Landscaping Schedule
AOC_295_SK250221_02 PROPOSED Condition 7C Diagram

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

AOC Architecture

Date

26/03/2025