Urban Design Consultation

Proposal: Discharge of conditions 3 (Materials), 4 (Architectural Details), 5 (Landscaping), 6 (Landscape Management), 7 (Tree Protection Plan), 8 (PEA and Ecological Design Strategy), 9 (Foul and Surface Water), 15 (Traffic Management Plan), 16 (Cycle Store), 17 (Bin Store) and 18(Archaeology)- Partial Discharge of 25/00393/S73	**Location: Agricultural Buildings Washingley Farm Green End**
Case Officer: Charlotte Dew	**Application: 25/80119/COND**

Comments in blue text are in response to amended plans received 29/07/2025 and 30/07/2025.

This application follows an earlier approval of Conditions C3, C4, C5, C6, C8, C9, C13, C16 and C19 of the 22/00950/FUL application (24/80360/COND) and relates to the 25/00393/S73 application.
Comments in red text seek amendments / further information.

C3 Materials

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until 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) A brick panel of 1m2 erected on site illustrating brick, bonding, and mortar colour,
iii) Details of type, colour and texture of all materials to be used for the roof of the building including verge details
iv) Details of rainwater goods including colour.
v) 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);
vi) Details and materials (including colour) for the construction of doors, windows (including method of opening) and dormer windows.
vii) Details of the appearance and materials for the FOG balcony screens (this detail may consist of largescale drawings and/or samples).
viii)Details and materials for the construction of porch canopies.

Reason: In the interests of visual amenity in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Submission:

- C3_C4 - 24-09-300A Materials and Architectural Details 24-11-26
- C3_C4 - 24-09-301A Materials and Architectural Details 24-11-26
- See also on site brick panels illustrating brick, bonding, and mortar colour, and zinc cladding
- General Arrangement Plot 1 – dwg 2024.09.303 C
- General Arrangement Plots 2 and 3 dwg 2024.09.305 E
- General Arrangement Plot 4 dwg 2024.09.308 C
- General Arrangement Plot 5 dwg 2024.09.310 C
- General Arrangement Plot 6 dwg 2024.09.312 D

Comments:

i) Drawings 24-09-300A and 24-09-301A indicate the proposed materials palette:
   - **Facing brick:** AAB Mersea Buff handmade with dark contrasting mortar (plots 1, 4 and 6), AAB Old Westmill red multi with dark contrasting mortar (plots 2, 3 and 5).
   - **Roof tiles:** Cupa 18 natural Spanish slate and Marley Pan Tiles – rustic red (Plot 4 and garage)
   - **Windows and doors:** Stern fenster deceuninck flush contemporary uPVC windows, double doors and aluminium bifold doors, Colour: anthracite grey (Plots 2, 3, 4 5, and 6). Heritage traditional casement windows: Colour – off white/cream (Plot 1)
   - **Cladding:** 3 x cladding types: Natural Stained timber cladding hit and miss style – black; VMZ standing seam cladding colour dark grey (Plots 2, 3 and 5), and; natural stained horizontal cladding colour black (Plots 4 and garaging). The elevations approved under the 25/00393/S73 application do not clearly indicate the type and location of each cladding. As with the previous 24/80360/COND submission, annotated copies of the S73 elevations are required to clearly show the location of the three different types of cladding.

The proposed materials are accepatble subject to confirming the location of each cladding type on the elevations. The above GA plans indicate the three cladding options

The location of each cladding type is confirmed on the submitted GA plans for each plot (Plots 2, 3 and 5: VM Zinc for the walls and part of the roof. Plot 4: natural stained horizontal cladding and vertical hit and miss style cladding. Plot 6: vertical hit and miss style cladding). Support.

ii) Photos of the brick sample panels, and zinc were provided 02/01/2025 and are acceptable.



iii) The Cupa 18 Natural Spanish Slate and Marley Pan tiles (part of Plot 4 and garage) are accepatble. Verge details are shown on dwg 24-09-300A and comprise 200mm barge boards (plot 6 and car ports) projecting corbelled brickwork and kneeler with exposed rafter feet (Plot 1) and corbelled brick verges (Plots 2, 3, 4 and 5) and are acceptable.

iv) The 150 x 125 black seamless aluminium gutters and matching downpipes are accepatble.

v) As noted above 3 x cladding types are proposed: Natural Stained timber cladding hit and miss style – black; VMZ standing seam cladding colour dark grey (Plots 2, 3 and 5), and; natural stained horizontal cladding colour black (Plots 4 and garaging). The elevations approved under the 25/00393/S73 application do not clearly indicate the type and location of each cladding, as with the previous 24/80360/COND submission, annotated copies of the S73 elevations are required to clearly show the location of the three different types of cladding. The location of the various cladding types are confirmed on the submitted GA plans for each plot and are accepatble. The relationship of cladding to the eaves / barge board is shown on dwg 24-09-300A, whilst wall details are shown on dwg 24-09-301A – these are accepatble.

vi) The Stern fenster deceuninck flush contemporary uPVC windows, double doors and aluminium bifold doors, Colour: anthracite grey (Plots 2, 3, 4 5, and 6) and Heritage traditional casement windows: Colour – off white/cream (Plot 1) are acceptable. The means of window opening is missing from the house type plans approved under the 25/00393/S73 and should be confirmed. Means of window opening now confirmed on the individual Plot GA Plans and are accepatble.

The treatment of dormer windows (side cheeks and fascia colour – assume black and VMZ zinc) on Plots 1 and 5 should be confirmed. The submitted Plot GA Plans confirm lead dormer cheeks for Plot 1 and matching VM Zinc Clad dormers for Plot 5.

vii) There are no FOGs proposed as part of the application.

viii) The timber framed porch (plot 1) and timber framed porch canopy – natural cladding (Plots 4 and 6) as shown on dwg 24-09-301A are accepatble.

C4 Architectural Details

Notwithstanding the submitted details, no development above slab level shall take place until architectural details have been submitted to and agreed in writing by the Local Planning Authority. The details shall include the following:-
i) Window and door reveals and cills;
ii) Design and location of meter boxes;
iii) Location and colour of external flues and vents.

The development shall be carried out in accordance with the approved details

Reason: In the interests of visual amenity in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Submission:

- C3_C4 - 24-09-300A Materials and Architectural Details 24-11-26
- C3_C4 - 24-09-301A Materials and Architectural Details 24-11-26
- See also on site brick panels illustrating brick, bonding, and mortar colour, and zinc cladding
- General Arrangement Plot 1 – dwg 2024.09.303 C
- General Arrangement Plots 2 and 3 dwg 2024.09.305 E
- General Arrangement Plot 4 dwg 2024.09.308 C
- General Arrangement Plot 5 dwg 2024.09.310 C
- General Arrangement Plot 6 dwg 2024.09.312 D

Comments:

i) The 75mm reveal depth shown on dwg 24-09-301A is accepatble. The arched solider course headers and stone cills to plot 1 are accepatble.

ii) Recessed electric meter boxes colour dark grey to all plots are accepatble, however, the location of the meter boxes needs to be confirmed on the submitted elevations. The location of electric meter boxes are confirmed on the individual Plot GA plans and are discreetly located on the side / rear elevations or within the car ports – support.

iii) The location of flues and vents / extracts and air bricks need to be annotated on the approved elevations. These should match the colour of the surrounding facing brickwork / cladding. The individual plot GA plans now show the location of extractor outlets from bathrooms / ensuites, kitchen extracts, tile vents and air bricks – these are shown colour matched to the facing brickwork and cladding – support.

C5 Landscaping

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 indicating the positions, design, materials and type of boundary treatments 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 LP31 of the Huntingdonshire Local Plan to 2036.

Submission:

- C5_C6 -1427-03G Washingley Farm Biodiversity Enhancement 2025 04 16
- C5_C6 -1427-02I Washingley Farm Hard Works 2025 04 16 Rev J
- C5_C6 -1427-01G Washingley Farm Soft Works 2025 04 16 Rev H
- C5_C6 -1427 Washingley Fm Green End LEMP 2025 04 16

Comments:

a) Comments on the planting plans, written specification, schedules etc are deferred to landscape colleagues. UD comments are limited to parts b and c condition 5.

b) The arrangement of timber post and rail fencing (1400mm high 3 rails) is accepatble. 1800mm high CBF is limited to rear garden boundaries between Plots 1-4. Dwg 1427-01G confirms the section of

hedgerow to the north of Plot 3 will be maintained at 1.8m high, screening this public facing boundary. Revised Hard Works Plan Rev J replaces the existing 1.8m high wall to the west of Plot 1 with a 1.8m CBF with a hedgerow maintained at 1.8m hight, replacement trees and timber post and rail fence in front. The revised Soft Works Plan Rev H also shows the retained trees and hedgerows to the west of Plot 1 would be removed. Whilst the principle of the 1.8m CBF screened by hedge planting is accepatble, it is unclear why the existing wall and tree / hedge planting has been removed? – defer further comments to Landscape Colleagues.

c) The Marshalls Priora permeable block paving 'bracken' 100 x 200 x 60mm with concrete edging for the parking spaces and access roads, and Indian sandstone paths and patios are accepatble. The tarmac proposed for the access bell mouth is accepatble; No change on revised Hard Works Plan Rev J – support.

Urban Design support the discharge of C5 parts b and c.
Defer comments on part B to Landscape Colleagues – justification for removing the existing brick wall and trees / hedgerow to the west of Plot 1 should be confirmed.

C16 Bin and Cycle Storage and C17 Bin Stores

Prior to the occupation of the development hereby permitted, full details of cycle and bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of the development.

Reason: In the interests of neighbour and visual amenity in accordance with the requirements of Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Submission: C16_C17 - 2018.06.201 Bin and Bike Stores 24-05-07 Rev A

Comments: The design of the proposed bin stores (2290mm x 910mm with 1212mm high mono pitched roofs) as shown on dwg 2018.06.201 Bin and Bike Stores 24-05-07 and location as shown on dwg 1427-02l Hard Works plan is accepatble.

The cycle stores measure 1828mm x 1197mm with doors on the long elevation. Whilst these are accepatble for the 3 bed Plots 2, 3 and 4 where 3 bikes could be stacked against one another, larger stores should be specified for 5 bed Plot 1 and 6 and 4 bed plot 5 to provide sufficient capacity to accommodate 1 bike per bedroom in accordance with Local Plan Policy LP17. As per the previous 24/80360/COND approval, larger 2m x 2m cycle stores should be provided for these units. Revised Bin and cycle stores plan dwg 2024.09.201 Rev A now specifies two store sizes: smaller 1828mm x 1197mm stores for the 3-bed Plots 2, 3 and 4 and larger 2000mm x 2000mm for the 5-bed Plots 1, 5 and 6. Support.

See recommended sizes of cycle stores to accommodate 2 and 4 bikes contained in Manual for Streets:

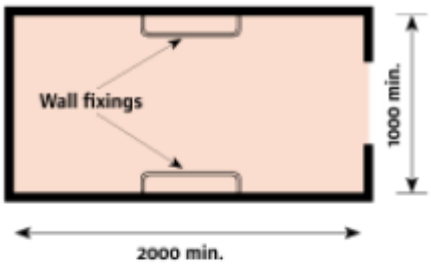


Figure 8.5 Plan of store for two cycles using wall fixings.

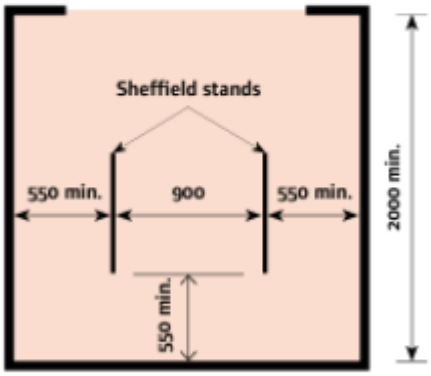


Figure 8.6 Plan of store for four cycles using Sheffield stands.

The location of the cycle stores shown on dwg 1427-02I Hard Works plan are accepatble.

Recommendations: Seek amendments / further information to address comments in red text above.

Urban Design support the discharge of Conditions 3, 4 and 16. Justification for the loss of the existing brick wall and existing tree and hedgerow to the west of Plot 1 (as now shown on revised Hard Works Plan Rev J and revised Soft Works Plan Rev H) should be confirmed. Recommend further comments on C5 are sought from landscape colleagues.

Signed: Matthew Paul	**Date: 23/05/2025, 06/08/2025**