Our Ref: 24/80383/COND
Your Ref: Kate's Cabin 17

29 November 2024

Mr Matthew Gray
Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Mr Gray

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

Proposal: Discharge of conditions 17 (EV charging canopy details) of 23/00876/FUL

Site address: Kates Cabin Cafe Great North Road Chesterton PE7 3UJ

Your client:

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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29th November 2024

Dear Mr Gray

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

Proposal: Discharge of conditions 17 (EV charging canopy details) of 23/00876/FUL

Site address: Kates Cabin Cafe Great North Road Chesterton PE7 3UJ

I refer to your application above received on 4 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 17 - EV charging canopy details
Condition wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the canopy associated with the EV charging facilities has been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, appearance and materials.

Reason - To ensure the development is satisfactorily assimilated into the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Submission: Canopy Details dwg CP/47857/1

The canopy comprises a 30000mm long structure, with 3m shallow sloping roof and trimline gutter supported off 4 x 3400mm high columns located to the rear of the EV parking spaces. The roof of the canopy is to be constructed from Kingspan KS1000/40 roof panels (grey finish) and provides cover to the EV chargers. The design of the EV charging canopy is acceptable in design terms to ensure the development is satisfactorily assimilated into the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036. Condition 17 is discharged.

Where conditions have been discharged by the Local Planning Authority the works must be implemented in full accordance with the approved details.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 29 November 2024