Our Ref: 26/80027/COND
Your Ref: SM316 TA - 25/01266/LBC Cond...

14 April 2026

Mr. Sam Cady
Studio McLeod
The Studio
320 Kilburn Lane
London
W9 3EF
United Kingdom

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

www.huntingdonshire.gov.uk

Dear Mr. Cady

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

Proposal: Discharge of condition 5 (joinery) of 25/01266/LBC

Site address: 3 The Avenue Godmanchester Huntingdon PE29 2AF

Your client: Mr & Mrs Leigh Smith

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
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Mr. Sam Cady
Studio McLeod
The Studio
320 Kilburn Lane
London
W9 3EF
United Kingdom

Our Ref: 26/80027/COND
Your Ref: SM316 TA - 25/01266/LBC Cond...

14th April 2026

Dear Mr. Cady

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

Proposal: Discharge of condition 5 (joinery) of 25/01266/LBC

Site address: 3 The Avenue Godmanchester Huntingdon PE29 2AF

Applicant: Mr & Mrs Leigh Smith

I refer to your application above received on 3 February 2026 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 5 - Joinery
Condition Wording:

Prior to installation of new joinery between Reception Room One and the Morning Room details of the new joinery including timber sections and elevations (scale 1:2 / 1:5 as appropriate) shall be submitted to and approved in writing by the local planning authority (LPA). The new joinery shall be constructed and installed in accordance with the approved details and retained as such thereafter.
Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Drawings:
Reception Joinery: Proposed Section A-A Details reference 316-PL-03 received 03.02.2026
Reception Joinery: Proposed Plan, Elevation and Section reference 316-PL-01 received 03.02.2026

Consultation:

HDC Conservation Team have been consulted and comment that the applicant has submitted detailed drawings of timber sections and elevations that indicate that the proposed joinery is acceptable. These details are considered to be sufficient to discharge the condition.

Conclusion:
The proposed details are therefore considered to be acceptable and comply with policy LP34 of the Local Plan.

Therefore Condition 5 is therefore discharged in full.

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: 14 April 2026
Agent