Our Ref: 24/80390/COND
Your Ref: Stonely Discharge of Conditio...

19 December 2024

Mr Adrian Cook
Cook and Cook Consultancy Ltd
2 Water Lane
Oakington
Cambridge
CB24 3AL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Cook

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

Proposal: Discharge of Conditions 3 (Windows & Doors), 4 (Replacement Windows & Doors) and 7 (Rooflights) for 22/00794/LBC

Site address: Stonely House 37 - 41 Main Road Stonely St Neots

Your client: Mr Tom Salkield

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above Listed Building Consent.

Yours sincerely

Clara Kerr
Chief Planning Officer

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

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19th December 2024

Dear Mr Cook

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

Proposal: Discharge of Conditions 3 (Windows & Doors), 4 (Replacement Windows & Doors) and 7 (Rooflights) for 22/00794/LBC

Site address: Stonely House 37 - 41 Main Road Stonely St Neots

Applicant: Mr Tom Salkield Atomica Limited

I refer to your application above received on 12 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 3 - Windows & Doors
"Notwithstanding any notes on the drawings and submissions, no removal, alterations or replacements to any listed building windows or doors shall be undertaken before a schedule of repairs, alterations and replacements for all windows and doors and the details of the materials, design and finish of the proposed juliet balconies, has been submitted to, and approved in writing by, the Local Planning Authority and the works shall only be carried out in accordance with that approved schedule and detail.

Reason: In the interests of the character and appearance of the listed building."

Documents/Drawings:
Proposed External Joinery ref: S667-DC-05, received by the Local Planning Authority on the 12th November 2024

Assessment:
The Conservation Officer has been consulted on this application and supports the discharge of the condition in the interests of the character and appearance of the listed building. It is

considered that the submitted schedule reflects the approved drawings and the materials design and finish of the Juliet balconies are provided within the joinery details. The schedule and details of the Juliet balconies are acceptable.

Condition 3 is therefore discharged.

Condition 4 - Replacement Windows & Doors
"Prior to the installation of any replacement windows and doors in the Listed Building, joinery details of new windows and doors (at a scale of 1:2, 1:5 or 1:10 as appropriate) shall be submitted to, and approved in writing by, the Local Planning Authority and the replacement windows and doors shall be constructed and installed in accordance with the approved details.

Reason: In the interests of the character and appearance of the listed building."

Documents/Drawings:
Proposed External Joinery ref: S667-DC-06, received by the Local Planning Authority on the 12th November 2024
Proposed External Joinery ref: S667-DC-07, received by the Local Planning Authority on the 12th November 2024
Proposed External Joinery ref: S667-DC-08, received by the Local Planning Authority on the 12th November 2024
Proposed External Joinery ref: S667-DC-09, received by the Local Planning Authority on the 12th November 2024
Proposed External Joinery ref: S667-DC-10, received by the Local Planning Authority on the 12th November 2024
Proposed Joinery Schedule ref: S667-DC-11, received by the Local Planning Authority on the 12th November 2024
Proposed Joinery Schedule ref: S667-DC-12, received by the Local Planning Authority on the 12th November 2024
Proposed Joinery Schedule ref: S667-DC-13, received by the Local Planning Authority on the 12th November 2024
Proposed Joinery Schedule ref: S667-DC-14, received by the Local Planning Authority on the 12th November 2024

Assessment:
The Conservation Officer has been consulted on this application and supports the discharge of the condition in the interests of the character and appearance of the listed building. It is considered that the proposed timber windows accurately replicate the historic windows on the front of the building. To the sides and rear the flush fitting casement windows reflect the fenestration of the approved drawings. The proposed doors and conservatory joinery reflect the approved drawings. The proposed rooflights are of a low level 'heritage style' and reflect the approved drawings. The details are acceptable.

Condition 4 is therefore discharged.

Condition 7 - Rooflights
"Prior to installing any new rooflights in the listed building, manufacturers details of all proposed roof lights in the listed building shall be submitted to the Local Planning Authority for approval in writing and thereafter the rooflights shall be in accordance with those approved details.

Reason: In the interests of the character and appearance of the listed building."

Documents/Drawings:
Proposed External Joinery ref: S667-DC-06, received by the Local Planning Authority on the 12th November 2024
Proposed External Joinery ref: S667-DC-10, received by the Local Planning Authority on the 12th November 2024

Assessment:
The Conservation Officer has been consulted on this application and supports the discharge of the condition in the interests of the character and appearance of the listed building. It is considered that the submitted details of the proposed roof lights are acceptable.

Condition 7 is therefore discharged.

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: 19 December 2024