Our Ref: 25/80165/COND
Your Ref: 23015 Warboys - RSM DoC 04

25 July 2025

Mr James Garner
James Garner Architecture Ltd
22 The Point
Market Harborough
LE16 7QU

Pathfinder House, St Mary's Street
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Dear Mr Garner

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

Proposal: Discharge of Condition 2 (Materials), 4 (Hard Landscaping), 5 (Architectural Details) and 6 (Street Maintenance) of 23/02505/REM.

Site address: Land West Of Longlands Close And North Of The Paddock Caravan Park Ramsey Road Warboys

Your client: Georgia Freeman

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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25th July 2025

Dear Mr Garner

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

Proposal: Discharge of Condition 2 (Materials), 4 (Hard Landscaping), 5 (Architectural Details) and 6 (Street Maintenance) of 23/02505/REM.

Site address: Land West Of Longlands Close And North Of The Paddock Caravan Park Ramsey Road Warboys

Applicant: Georgia Freeman Burmor Construction Ltd

I refer to your application above received on 2 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Refused

Condition 2 - Materials
Condition 2 wording:
"Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
(a) A plan(s) identifying the location of where the different materials are to be used within the development;
(b) Brick panels of 1m² erected on site illustrating the choice of bricks, bonding, patterns and mortar colour;
(c) The type, colour and texture of all materials to be used for the roof of the building(s);
(d) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;
(e) Materials (including colour) for the construction of doors, windows (including method of opening), soffits and fascias;
(f) Materials for the construction of porch and any other canopies;
(g) The product name and manufacturer where appropriate.

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

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036."

Submitted plans/documents:
- Materials Combination plan, drawing reference 23015/0103/P05 (received by the Local Planning Authority on 02.06.2025)
- External Materials Schedule, reference 2025-02-18 (received by the Local Planning Authority on 02.06.2025)

Consultations:
HDC Urban Design Officer - objects for the following reasons:
- Samples of the Forterra Burwell Buff and Village Harvest Multi bricks should be erected on site, as required by Condition C2(b). However, there is concern that both bricks are wire-cut and exhibit a strong pink/orange tone, which may not complement the more muted buff and multi-buff bricks characteristic of the Ramsey Road context. Consideration should be given to alternative buff options (e.g. Forterra Kensington Cream or Cathedral Cream) and multi-buff bricks (e.g. Belgravia Gault Blend), or bricks from alternative manufacturers better suited to the local character;
- Although white render was shown on the approved materials combination plan, an off-white or cream render would be more appropriate, reflecting the existing cream-rendered dwellings along Ramsey Road;
- Details should be provided confirming the manufacturer, product name, and specification of the thin leading-edge roof tiles, including their size and thickness;
- The treatment of roof tiles to the porch canopies must be clarified - these must match the main roof tiles to ensure consistency.

Assessment:
For the reasons set out by the Urban Design Officer in their consultation response, the submitted information fails to meet the submission requirements of the condition and, furthermore, some of the proposed materials are not acceptable. That said,
- the proposed disposition of materials is acceptable
- the use of black UPVC rainwater goods is acceptable
- the proposed white UPVC windows and Black GRP front doors are acceptable, as is the proposed method of window opening

Conclusion
The submitted details fail to meet the condition's submission requirements and some of the proposed external materials require revision. Consequently, the Local Planning Authority hereby REFUSES to discharge condition 2 and invites a revised condition discharge application.

Condition 4 - Hard sufaces and parking delineation
Condition 4 wording:
"No development above slab level shall take place until a hard landscaping plan, indicating location, manufacturer, type, colour and size of hard sufaces and means of delineating parking spaces has been submitted to and approved in writing by the Local Planning Authority.
All hard landscape works shall be carried out and maintained in accordance with the approved details.

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."

Submitted plans/documents:
- Surface Finishes Layout drawing, reference C04 - 26361 - 208 (received by the Local Planning Authority on 02.06.2025)

Consultation:
HDC Urban Design Officer - objects for the following reasons:
- Whilst the proposed arrangement of hard landscape materials is supported in principle, further details are required regarding the manufacturer, product name, colour, and laying pattern for the permeable block paving used on both shared and single driveways. Clarification is also required as to why an impermeable membrane is proposed beneath these permeable paving areas, as this appears contradictory.
- The means of delineating parking spaces must be confirmed. A stretcher course in a contrasting sett is recommended to provide clear visual separation and reinforce the design intent.
- The treatment of the footpath link to the adjacent site to the north must also be clarified to ensure continuity and connectivity with the surrounding network.

Assessment:
For the reasons set out by the Urban Design Officer in their consultation response, the submitted information fails to meet the submission requirements of the condition and, furthermore, more precise details of some of the proposed materials is required.

Conclusion
The submitted details fail to meet the condition's submission requirements and details of some of the proposed materials is absent. Consequently, the Local Planning Authority hereby REFUSES to discharge condition 4 and invites a revised condition discharge application.

Condition 5 - Architectural details
Condition5 wording:
"Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
(a) Window and door reveals, cills and headers, including tax windows / doors;
(b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;
(c) Eaves and verge details;
(d) Size and design of gable / chimney motif's
(e) The product name and manufacturer where appropriate.
The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036."

Submitted plans/documents:
- Architectural Detail Elevations drawing, Sheet 1 of 2, reference C05 - 23015 0410-P0 (received by the Local Planning Authority on 02.06.2025)
- Architectural Detail Elevations drawing, Sheet 2 of 2, reference 23015 0411-P01 (received by the Local Planning Authority on 02.06.2025)

Consultation:
HDC Urban Design Officer - objects for the following reasons:
- Sections are required showing the window and door reveals, including cill and header details, as required by Condition C5(a);
- The material and treatment of window cills must be confirmed to ensure they align with the overall design intent;
- The approved house type elevations include arched soldier course window headers, echoing local vernacular detailing. These have been replaced with flat headers in the submitted drawings and are omitted from side and rear elevations. These changes result in a loss of architectural richness and are inconsistent with paragraph 140 of the NPPF, which seeks to avoid material diminution of quality between approval and implementation. The submitted elevations must be revised to reflect the approved detailing to maintain the intended character and reinforce the cottage-style appearance of the dwellings;
- Whilst the locations of vents and flues are acceptable, the colour of these needs to be confirmed (to match the surrounding facing brick and render);
- Meter boxes are currently proposed on the front elevations adjacent to entrances, which is unacceptable This approach does not comply with the HDC Design Guide SPD (page 160), which recommends avoiding cluttering primary elevations. Meter boxes should be relocated to side elevations where possible and colour-matched to the adjacent wall material. The use of smart meters should also be considered to potentially reduce the need for external boxes;
- Whilst the eaves and verge detailing is acceptable in principle, confirmation is required regarding the depth of fascias and soffits, which should be kept shallow to avoid bulky, incongruous eaves. Verge treatments must also be confirmed—where dry verges are proposed, a narrow continuous verge strip is encouraged to preserve a traditional aesthetic;
- The chimneys shown on the approved elevations for Plots 1, 18 and 19 (House Types CBB, BF, and F) are absent in the submitted drawings. These must be reinstated to comply with the approved scheme. Additional chimneys are encouraged on Plots 10 and 11 (House Type B) to strengthen the visual hierarchy and reinforce their prominence at key view termini along the spine road.

Assessment:
For the reasons set out by the Urban Design Officer in their consultation response, the submitted information is unacceptable and amendments in respect of a number of details is required.

Conclusion
The submitted details are unacceptable and consequently, the Local Planning Authority hereby REFUSES to discharge condition 5 and invites a revised condition discharge application.

Condition 6 - Management and maintenance of streets
Condition 6 wording:
"No development above slab level shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: To ensure a satisfactory standard of highway design and construction and to ensure that roads and footways/cycleways are managed and maintained to a suitable and safe standard in accordance with policy LP17 of Huntingdonshire's Local Plan to 2036"

Submitted plans/documents:
- Street Management and Maintenance Technical Note, reference R-TN-26361-01 (received by the Local Planning Authority on 02.06.2025)
- Surface Finishes Layout drawing , reference 26361-208 (received by the Local Planning Authority on 02.06.2025)

Consultation:
Cambridgeshire County Council (as Local Highway Authority): Drawing No. 206 Section 38 Layout and Drawing No. 208 Surface Finishes will be subject to technical vetting as part of the S38 process and may be subject to change. However, they are suitable for the submission element of the Condition to be discharged.

Assessment:
A Street Management and Maintenance Technical Note has been provided which includes the management and maintenance details of the development until it is adopted by the Local Highway Authority. It also provides details of the maintenance requirements for the private areas. Whilst precise details of the Section 38 Layout and Surface Finishes will be subject to technical vetting as part of the Section 38 process and may therefore be subject to change, they are nonetheless suitable for the submission element of the Condition to be discharged.

Conclusion:
The details submitted pursuant to Condition 6 are acceptable to the Local Planning Authority and comply with the condition's submission requirements. However, given that other elements of this condition discharge application (namely the details submitted pursuant to conditions 2, 4 and 5) are unacceptable, and that the Local Planning Authority does not issue split decisions approving only part of an application, Condition 6 is acceptable but not discharged.

Should revisions arise as a result of the Section 38 process which are materially different from those listed in the documents above, a revised condition discharge application will be necessary.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 25 July 2025

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Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse the approval of details required by condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If an enforcement notice is or has been served relating to the same or substantially the same development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, OR within 12 weeks of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
Further details can be found on the .GOV.UK website (https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries).

Agent