Our Ref: 25/80069/COND
Your Ref: 126122-Home Farm-DoC

3 April 2025

Mr Paolo Meloni
Ian Abrams Architect Limited
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Dear Mr Meloni

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

Proposal: Discharge of Conditions 3 (Precise Details) and 4 (Sample Materials) for 24/00496/HHFUL

Site address: Home Farm Manor Farm Road Waresley Sandy

Your client: Mr & Mrs Neville & Charmian Chapman

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
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Our Ref: 25/80069/COND
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3rd April 2025

Dear Mr Meloni

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

Proposal: Discharge of Conditions 3 (Precise Details) and 4 (Sample Materials) for 24/00496/HHFUL

Site address: Home Farm Manor Farm Road Waresley Sandy

Applicant: Mr & Mrs Neville & Charmian Chapman

I refer to your application above received on 28 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Precise Details
Condition 3 of 24/00496/HHFUL wording:

No works or demolition, hereby approved, shall commence within the site until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- full details of the construction of the proposed extension including section drawings showing the junctions with the existing Farmhouse building;
- section drawings of the proposed windows and doors shown within the extension including sills, lintels and reveals and details of materials and finishes;
- section drawings of the proposed replacement windows and front door shown within the porch including sills, lintels and reveals and details of materials and finishes;Details of materials and finishes of the proposed pilasters and door hood to the front porch.

The works shall be carried out in accordance with the agreed details and retained as such.

Reason: To avoid harm to the special interest and to safeguard the character of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Submitted Documents/Drawings:
-Dwg: 311, titled " Schedule of Materials" by Ian Abrams Chartered Architect, dated , FEB 2025 received by the Local Planning Authority on 28th February 2025.
-Dwg: 341, titled "Details - Sheet 1" by Ian Abrams Chartered Architect, dated , FEB 2025 received by the Local Planning Authority on 28th February 2025.

Assessment:

The Huntingdonshire Historic Conservation Team have considered the submitted documentation and have commented:

"The condition required details of:
- Proposed extension and windows and doors
- Front porch

The applicant has submitted drawing 126122/311 showing proposed details of the elevations of the new extension approved under 24/00496/HHFUL; and drawing 126122/341 showing elevation and section drawings of the proposed windows and door details of the extension and front porch and details of the junction of the extension with the existing house.

The proposals are considered to preserve the character and significance of the Listed Building and the details are considered to be sufficient to discharge Condition 3."

Having regard to the submitted information it is considered that the submission requirements of the condition have been complied with in accordance with Policy LP34 of Huntingdonshire's Local Plan to 2036.

Conclusion:

The details submitted relating to Condition 3 of Planning Permission reference 24/00496/HHFUL - received by the Local Planning Authority on 28th February 2025 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. Condition 3 is therefore discharged. It remains for the works to be carried out in accordance with the approved details.

Condition 4 - Sample Materials
Condition 4 of 24/00496/HHFUL wording:

No works shall commence, until a sample of the proposed wall and roofing materials for use in the construction of the works hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Submitted Documents/Drawings:
-Dwg: 311, titled " Schedule of Materials" by Ian Abrams Chartered Architect, dated , FEB 2025 received by the Local Planning Authority on 28th February 2025.
-Dwg: 341, titled "Details - Sheet 1" by Ian Abrams Chartered Architect, dated , FEB 2025 received by the Local Planning Authority on 28th February 2025.

Assessment:

The Huntingdonshire Historic Conservation Team have considered the submitted documentation and have commented:

"Details of proposed materials are also included in the submitted drawings including examples of render and bricks in respect of the small surface areas of the new extension. In this case the details as submitted are considered to be sufficient to discharge Condition 4."

Having regard to the submitted information it is considered that the submission requirements of the condition have been complied with in accordance with Policy LP34 of Huntingdonshire's Local Plan to 2036.

Conclusion:

The details submitted relating to Condition 4 of Planning Permission reference 24/00496/HHFUL - received by the Local Planning Authority on 28th February 2025 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. Condition 4 is therefore discharged. It remains for the works to be carried out in accordance with the approved details.

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: 3 April 2025
Agent