Our Ref: 24/80416/COND
Your Ref: Homefield Farm, Alconbury (Fu...

28 January 2025

Ms Sarah Brawn
Homefield Farm
Great North Road
Alconbury
PE28 4ER

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

www.huntingdonshire.gov.uk

Dear Ms Brawn

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

Proposal: Discharge of Condition 3 (Materials) and 4 (Contamination Two) for 23/02290/FUL

Site address: Homefield Farm Great North Road Alconbury Huntingdon

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
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28th January 2025

Dear Ms Brawn

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

Proposal: Discharge of Condition 3 (Materials) and 4 (Contamination Two) for 23/02290/FUL

Site address: Homefield Farm Great North Road Alconbury Huntingdon

I refer to your application above received on 25 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are APPROVED

Condition 3 - Materials
Condition Wording:
No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:
In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest, in accordance with Policy LP34 of Huntingdonshire's Local Plan to 2036.

Documents/ Drawings:

- Photo of reclaimed bricks panel and slate for porch roof, as agreed by the Conservation Officer and received by the Local Planning Authority on the 28th January 2025
- Mortar Specification and Methodology Document received by the Local Planning Authority on the 28th January 2025
- Samples of materials received by the Local Planning Authority on the 27th January 2025

Consultation:
HDC Urban Design officer was consulted and comment that the submitted information is sufficient and acceptable to discharge condition 3.

HDC Conservation officer stated that the
- Brick sample - second hand reclaim brick The sample panel below is in principle acceptable, however the percentage of red bricks should be no more than 20% of the blend with the remaining 80% being the more gault colour to reflect the brickwork of the listed building.
- Specification and methodology of mortar to brickwork - acceptable
- Sample of second hand Welsh slate for the porch - acceptable
- Sample of the Steadmans profiled metal sheet for cladding of barn, wall and roof acceptable
- Section of metal window frame - dark grey acceptable

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the HDC Urban Design and Conservation Officers and conclude that the information submitted is sufficient and acceptable to discharge condition 3.

Therefore Condition 3 can be discharged in full.

Condition 4 - Contamination Two
Condition Wording:
No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

(a) A Phase 2 Intrusive Site Investigation Report, based upon the findings of the approved Phase 1 Desk Top Study.
(b) A Phase 3 Remediation Strategy, if required, based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

Reason:
To ensure that before any development commences, any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

Documents/ Drawings:
- Phase II Geo Environmental Assessment and Phase III remedial Strategy received by the Local Planning Authority on 25th November 2024

Consultation:
HDC Environmental Health Officers were consulted and comment that the submitted information is sufficient and acceptable to discharge condition 4.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the HDC Environmental Health Officers and conclude that the information submitted is sufficient and acceptable to discharge condition 4.

Therefore Condition 4 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: 28 January 2025