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Miss Megan Wright
Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

Our Ref: 25/00049/NMA
Your Ref: Huntingdon NMA 2

4th February 2025

Dear Miss Wright

Application for Non-Material Amendment following a grant of Planning Permission

Proposal: Non-material amendment of 24/01448/S73 to amend the wording of Condition 18 to compliance with condition discharge application 22/80314/COND and amend the wording of Condition 9 to amend the front boundary treatment from 600mm low brick wall to 600mm open metal railing.

Site address: Ringshill Residence Sallowbush Road Huntingdon

Applicant: N/A Barchester Healthcare Ltd

I refer to the above submission received on the 8th January 2025 and accompanying drawings referenced below.

Plan Type	Reference	Version	Date Received
Details	Email of railings image	Proposed	22.01.2025
Boundary Treatments	3001-HIA-ZZ-XX-DR-A-0105	Proposed	08.01.2025
Site Plan	3001-HIA-ZZ-XX-DR-A-0102	Proposed	08.01.2025

I would confirm that the non-material amendment(s) as described is (are) considered acceptable subject to the additional conditions identified below (the development remains subject to the conditions attached to the original planning permission) ;

1. Condition.
   The existing vehicular access to the north of the proposed vehicular access shall be permanently closed off prior to the first occupation of the development in accordance with the details approved under discharge of condition application 22/80314/COND.

Reason: In the interests of highway safety in accordance with policy LP 17 of Huntingdonshire's Local Plan to 2036.

2. Condition.
   All hard boundary treatment shall be erected in complete accordance with the details shown on approved plan 3001-HIA-ZZ-XX-DR-A-0105 received by the Local Plannig Authority on the 8th January 2025. Prior to the erection of any alternative or additional hard boundary treatment, details of such boundary treatments shall have been submitted to and approved in writing by the local planning authority. No other boundary treatment shall be erected accept in accordance with the approved details.

   Reason: In the interests of the visual appearance of the development and crime prevention in accordance with policies LP 12 and LP 14 of Huntingdonshire's Local Plan to 2036.

3. Note to applicant.
   This decision should be read in conjunction with the decision notice for planning application reference 24/01448/S73. For the avoidance of doubt this decision amends front boundary details related to condition 9 and condition 18 of 24/01448/S73. All other conditions attached therefore are to remain in place and in force.

Should you need to discuss your applications decision you can contact Huntingdonshire District Council's Planning Dept with your query at DevelopmentControl@huntingdonshire.gov.uk.

Yours sincerely



Kerr Clara
Officer Planning Chief