Our Ref: 25/80086/COND
Your Ref: 62 Mandeville Road, Brampton

19 May 2025

Mr Chris McCrae
Campbell McCrae Ltd
Chapel House
5 The Stiles
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Dear Mr McCrae

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

Proposal: Discharge of conditions 3 (Materials),4 (Landscaping)and 9 (Surface water highway) of 18/01305/FUL (retrospective)

Site address: 62 Mandeville Road Brampton Huntingdon PE28 4SB

Your client: Mr Francis Crean

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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Dear Mr McCrae

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

Proposal: Discharge of conditions 3 (Materials),4 (Landscaping)and 9 (Surface water highway) of 18/01305/FUL (retrospective)

Site address: 62 Mandeville Road Brampton Huntingdon PE28 4SB

Applicant: Mr Francis Crean

I refer to your application above received on 24 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Materials
Condition 3 of 18/01305/FUL Wording:

No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the building 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 - To ensure a satisfactory external appearance and grouping of materials in accordance Policies En5, En6 & En25 of the Huntingdonshire Local Plan, 1995, and policies LP13 and LP36 of the Huntingdonshire Local Plan - 2036 Proposed Submission 2017.

A pre-commencement condition is necessary in order to ensure that potential harm is minimised before development reaches an advanced stage.

Submitted Documents/Drawings:

-Cover Letter (4-page document) prepared by Chris McCrae at Campbell McCrae Chartered Architectural Services dated 19 March 2025, received by the Local Planning Authority on 24th March 2025.
-Dwg: 22517_01, titled "Materials and Landscaping Plans" by Campbell McCrae, dated Mar 25 received by the Local Planning Authority on 24th March 2025.

Assessment:

It is noted that the wording of Condition 3 of planning reference 18/01305/FUL required external materials to be submitted prior to works above slab level commencing. The submitted Cover Letter confirms that the scheme, which approved one dwelling, has been implemented in full, thereby breaching the planning permission.

The Cover Letter puts forward the following materials schedule:
-BEA Audley Red facing brickwork
-Wienerberger Lindum Antique no2 interlocking concrete roof tiles
-White uPVC windows, patio doors, fascias and soffits
-Half round black gutters and round black downpipes rainwater goods
-Black composite front door.

The site is not within a designated conservation area nor the setting of any listed building. It is noted that dwellings in the immediate locale are primarily of similar materials, including red brick, white windows and interlocking roof tiles, with a range of front door colours and rainwater goods being found on the street scene. It is not considered that this differentiation in materials are significant enough to warrant a refusal of the condition discharge given the variation in the vicinity. The LPA therefore conclude that should these materials have been submitted prior to works above slab level, the LPA would have approved these details as they appear acceptable and in character with the character and appearance of the general area.

Conclusion:

The details submitted relating to Condition 3 of planning approval reference 18/01305/FUL - received by the Local Planning Authority on 24th March 2025 accord with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 (2019) are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be retained in accordance with the approved details.

Condition 4 - Landscaping
Condition 4 of 18/01305/FUL Wording:

No development shall take place until full details of both hard and soft landscape works and a programme of implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Hard landscape information shall include details of all paved surfaces and boundary treatments.

Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities where appropriate, and full details of landscape maintenance regimes after completion of works.

Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies En19 & En20 of the Huntingdonshire Local Plan,

1995, and policies LP13 and LP36 of the Huntingdonshire Local Plan - 2036 Proposed Submission 2017.

A pre-commencement condition is necessary in order to ensure that potential harm is minimised before development reaches an advanced stage.

Submitted Documents/Drawings:

-Cover Letter (4-page document) prepared by Chris McCrae at Campbell McCrae Chartered Architectural Services dated 19 March 2025, received by the Local Planning Authority on 24th March 2025.
-Dwg: 22517_01, titled "Materials and Landscaping Plans" by Campbell McCrae, dated Mar 25 received by the Local Planning Authority on 24th March 2025.

Assessment:

It is noted that the wording of Condition 4 of planning reference 18/01305/FUL required details of hard and soft landscaping to be submitted prior to the commencement of development. The submitted Cover Letter confirms that the scheme, which approved one dwelling, has been implemented in full, thereby breaching the planning permission.

The Cover Letter puts forward the following Hard and Soft Landscaping details which correspond with Drawing 22517_01 "Materials and Landscaping Plans":

Hard Landscaping:

BEA Audley Red with cream capping low level wall to the brickwork to the front of the dwelling
20-30mm golden buff gravel to the front parking and turning area
Red gravel to the front garden
Marshalls riven surface grey concrete paving (mixed sizes) to the pathways, ramps and patio areas
-1.8m timber vertical closed boarded fence with timber arris rails, concrete posts and concrete gravel boards
-Black ironmongery timber picket style pedestrian gate.

It is noted that the implemented hard landscaping works assimilate adequately with the existing dwellings in the immediate locale. It is considered that the submission broadly meets the requirements of this element of the condition by including all paved surfaces and boundary treatments which are typical of a dwelling in this location and size. The LPA therefore conclude that should these hard landscaping details have been submitted prior to commencement of developments above slab level, the LPA would have approved these details as they appear acceptable and in character with the character and appearance of the general area.

Soft Landscaping:

The submitted Cover Letter states that "Soft landscaping remains as was prior to the commencement of development - with no additional planting completed. Lawn has been laid in line with the approved plans".

It is noted that the above statement is factually incorrect as prior to development the site was a residential garden with mature hedging around the periphery of the site and therefore there is a loss of soft landscaping. Nevertheless it must be acknowledged that the dwelling is

implemented and occupied and given the size of the site and its urban location, there is limited opportunity to implement a significant amount of soft landscaping. Therefore it is not considered that the lack of soft landscaping is significant enough to warrant a refusal of the condition discharge. The LPA therefore conclude that should these materials have been submitted prior to works above slab level, the LPA would have approved these details as they appear acceptable and in character with the character and appearance of the general area.

Conclusion:

The details submitted relating to Condition 4 of planning approval reference 18/01305/FUL - received by the Local Planning Authority on 24th March 2025 broadly accord with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036 (2019) and are acceptable to the Local Planning Authority. It remains for the works to be retained in accordance with the approved details.

Condition 9 - Surface water highway
Condition 9 of 18/01305/FUL Wording:

The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason - To prevent surface water discharging to the highway.
A pre-commencement condition is necessary in order to ensure that potential harm is minimised before development reaches an advanced stage.

Submitted Documents/Drawings:

-Cover Letter (4-page document) prepared by Chris McCrae at Campbell McCrae Chartered Architectural Services dated 19 March 2025, received by the Local Planning Authority on 24th March 2025.
-Dwg: 22517_01, titled "Materials and Landscaping Plans" by Campbell McCrae, dated Mar 25 received by the Local Planning Authority on 24th March 2025.

Assessment:
The Cambridgeshire County Councils Highways Team have considered the submitted documentation and have commented:

"Following a review of the documents provided to the Highway Authority as part of the above discharge of conditions I have noted that Drawing number 22517_01 shows buff / cream coloured gravel to parking / turning area which will be permeable to prevent highway run off. The Highway Authority has no objection to Condition 9 of this permission being cleared."

The LPA therefore conclude that should these details have been submitted prior to commencement of development, the LPA would have approved these details as they appear acceptable in terms of surface water drainage measures. Having regard to the submitted information it is considered that the submission requirements of the condition have been complied with in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2024).

Conclusions:

The details submitted relating to Condition 9 of planning approval reference 23/01024/FUL - received by the Local Planning Authority on13th March 2025 and 3rd April 2025 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. 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: 19 May 2025
Agent