Our Ref: 25/80121/COND
Your Ref: Land adjacent 5 Goldpits Warb...

19 May 2025

Mr Mark Shirley
MWS architectural Ltd
89 St Johns Road
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CB6 3BW

Pathfinder House, St Mary's Street
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Dear Mr Shirley

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

Proposal: Discharge of Condition 4 (Materials) and 5 (Bin/Bike Store) on 24/02330/FUL

Site address: Land Adjacent 5 Goldpits Warboys

Your client: Mr and Mrs Ray

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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19th May 2025

Dear Mr Shirley

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

Proposal: Discharge of Condition 4 (Materials) and 5 (Bin/Bike Store) on 24/02330/FUL

Site address: Land Adjacent 5 Goldpits Warboys

Applicant: Mr and Mrs Ray

I refer to your application above received on 29 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Materials
Condition 4 (Materials) wording: Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until full details of the materials to be used in the construction of the development including but not limited to, bricks, render, cladding, roofing material, doors, windows, rainwater goods, flues and vents have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Submitted documents/drawings:
o Materials schedule received by the LPA 29/04/2025

In regard to the character of the area, the use of buff brick, brown roof tiles, render and white UPVC windows and doors are common materials used along Goldpits. It is however noted that the street scene changes when traveling from Goldpits to Statfold Green. Statfold Green comprises of terrace dwellings and bungalows constructed using red brick and brown rooftiles.

The proposed materials include the use of buff bricks, grey cladding, anthracite concrete roof tiles, black UPVC windows and rainwater goods. Whilst the use of black UPVC windows and rainwater goods are less common within the locality, it is acknowledged in the HDC Design Guide that, grey windows are becoming more popular in contemporary developments and are an acceptable alternative, adding variety.

Furthermore, the permitted dwelling is set back of the road frontage by virtue of its siting off a private drive and therefore the proposed materials would not significantly detract from the from the character and appearance of the area. The proposed materials are therefore considered acceptable and accord with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Condition 4 is therefore discharged in full.

Condition 5 - Bin/Bike Store
Condition 5(Bin/Bike Store) wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the facilities for the provision of covered bin storage and secure cycle storage for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Submitted documents/drawings:
- Site plan (dwg non 518/P/01 rev B) received by the LPA 29/04/2025
- Proposed Shed Cycle Storage (dwg non 518/P/12) received by the LPA 29/04/2025
- Bin Store Details (dwg non 518/P/10) received by the LPA 29/04/2025
- Bin Store Details (dwg non 518/P/11) received by the LPA 29/04/2025
- Materials schedule received by the LPA 29/04/2025

A 3m by 2.5m timber cycle storage shed is proposed to the rear of the dwelling. The storage shed is sufficiently sized to accommodate 4 cycle spaces which accords with the requirement for 1 per bedroom, as per Local Plan Policy LP12, and the proposed siting and materials of the cycle store are considered acceptable.

Bin stores would be sited at the front of the host and permitted dwelling. The bin stores are adequately sized to accommodate three wheeled bins. Bin stores would be constructed using brick and cladding. The bin stores are considered acceptable and would not detract from the character and appearance of the area.

The submitted details ensure appropriate provision for the storage of bins and cycles in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Condition 5 is therefore discharged in full.

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

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 19 May 2025
Agent