Our Ref: 25/80124/COND
Your Ref: Application to discharge plan...

19 May 2025

Mrs Lesley Brown
15 Chapel Lane
Elton
Peterborough
PE8 6RE

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mrs Brown

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

Proposal: Discharge of Condition 5 (Pantile Details) and 6 (Rooflight Details) of 24/01297/HHFUL.

Site address: 15 Chapel Lane Elton Peterborough PE8 6RE

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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Huntingdon. PE29 3TN
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19th May 2025

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

Proposal: Discharge of Condition 5 (Pantile Details) and 6 (Rooflight Details) of 24/01297/HHFUL.

Site address: 15 Chapel Lane Elton Peterborough PE8 6RE

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 5 - Pantile details
Condition 5 (Pantile Details) wording: No pantiles shall be installed until the details (including appearance, external colours, materials, and size) have been submitted to and approved in writing by the Local Planning Authority. The pantiles shall thereafter be installed and retained in accordance with the approved details.

Submitted documents/drawings:
Proposed plan with material details dated 9/7/2024.
Details are provided on the link to the website: mwww.aboutroofing.com/sandtoft-concrete-shire-pantile-roof-tiles, accessed 14/5/25

The Conservation Officer has been consulted as part of this application and raises no objection to the proposed use of Sandtoft shire pantile, an interlocking concrete pantile, rustic red colour.

The Officer considered these details are of a modern pantile in a traditional style. On the new garage they are considered to sustain the setting of the Listed Building so these details are sufficient to discharge this Condition.

The submitted details therefore safeguard the character of the listed building in accordance with Policy LP34 of Huntingdonshire's Local Plan to 2036.

Condition 5 is therefore discharged in full.

Condition 6 - Rooflight Details
Condition 6 (Rooflight Details) wording: No rooflights shall be installed until details of the manufacturer and scale elevation and section drawings have been submitted to and approved in writing by the Local Planning Authority. The details shall show how the rooflights are to be installed in relation to the roof coverings and existing structure. The rooflights shall thereafter be installed in accordance with the approved details and retained as such.

Submitted documents/drawings:
Velux pivot roof window (dwg non GGL-EDJ-0114-1101)

The Conservation Officer has been consulted as part of this application and raises no objection to the proposed rooflight as a Velux centre pivot GGL 2570H black with a vertical glazing bar and recessed flashing.

The Officer considered that as the proposed is a small recessed rooflight within a new garage the proposed is considered to sustain the setting of the Listed Building and so these details are sufficient to discharge this Condition. The submitted details accord with Policy LP34 of Huntingdonshire's Local Plan to 2036.

Condition 6 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



Clara Kerr
Chief Planning Officer
Date: 19 May 2025