Our Ref: 25/80120/COND
Your Ref: Stilton discharge of conditio...

11 June 2025

Mr Darren Thomas
Class Q
The Grey House
3 Broad Street
Stamford
PE9 1PG

Pathfinder House, St Mary's Street
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Dear Mr Thomas

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

Proposal: Discharge of conditions 15 (materials) and 18 (cycle storage) of 22/01440/S73

Site address: Land At Site Of Former Stilton Garage High Street Stilton

Your client: Mr Nicholls

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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11th June 2025

Dear Mr Thomas

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

Proposal: Discharge of conditions 15 (materials) and 18 (cycle storage) of 22/01440/S73

Site address: Land At Site Of Former Stilton Garage High Street Stilton

Applicant: Mr Nicholls

I refer to your application above received on 25 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

**Condition 15 - Condition 15 (Materials)**
Condition 15 (Materials) wording: No development above slab level shall take place until details of the external materials to be used have been submitted to and approved in writing by the Local Planning Authority.
i. Details of the facing brick (including colour)
ii. A brick panel of 1m2 erected on site illustrating the brick, brick bond and mortar colour.
iii. Details of type, colour and texture of roof tiles.
iv. Details (including colour) for the construction of garage doors.
v. Details of (including RAL colour, mean of opening and reveal) for doors, windows, soffits and facias

Submitted documents and drawings:
- Hard and soft landscaping plan rev A dated 08/11/2022 (dwg non MN/191/A)
- Materials Schedule - Rev A

The proposed materials include the use of Ashington Red Multi red brick, anthracite grey roof tiles, cream UPVC sash and flush casement windows, composite black doors, cream bifold doors, black garage doors and black UPVC soffits, fascias & rainwater goods. Red

brick, grey rooftiles and white UPVC windows are present along High Street, Stilton. The above materials are considered appropriate for the character of the area.

Officers are satisfied the submitted details accord with the wording of the condition and would assimilate well to the character of the area. The submitted details therefore accord with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Condition 15 is therefore discharged in full.

**Condition 18 - Condition 18 (Cycle Storage)**
Condition 18 (Cycle Storage) wording: Notwithstanding the details submitted, no development above slab level shall take place until full details for the provision of cycle storage detailing design, specification, location and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. This should include a secure covered cycle store for each dwelling based upon 1 space per bedroom, to be made available prior to first occupation. The development shall be carried out in accordance with the approved details and retained thereafter.

Submitted documents/drawings:
- Hard and soft landscaping plan rev A dated 08/11/2022 (dwg non MN/191/A)

A cycle storage shed sized of 2m by 2.52m is proposed in the rear garden of each of the 5 dwellings permitted. Each dwelling was permitted with 4 bedrooms. A note on the submitted plans states the sheds are capable of storing 4 cycles and would be a minimum size of 2000x1200.

The siting and size of the cycle storage is considered suitable and would accord with Policy LP17 to provide 1 cycle storage space per bedroom. The submitted details ensure adequate cycle parking facilities are provided in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

Condition 18 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: 11 June 2025
Agent