Our Ref: 25/80070/COND
Your Ref: 24006 - 45 Hatchet Lane, Kimb...

24 March 2025

Mr David Coloini
Coloini + Lane Architecture Limited
Bedford Heights
Brickhill Drive
Bedford
MK41 7PH

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Coloini

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

Proposal: Discharge of condition 4 (Biodiversity Method Statement) of 24/00626/HHFUL

Site address: 45 Hatchet Lane Stonely St Neots PE19 5EG

Your client: Mrs Ragoonanan

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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24th March 2025

Dear Mr Coloini

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

Proposal: Discharge of condition 4 (Biodiversity Method Statement) of 24/00626/HHFUL

Site address: 45 Hatchet Lane Stonely St Neots PE19 5EG

Applicant: Mrs Ragoonanan

I refer to your application above received on 3 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Biodiversity Method Statement
Condition Wording:
No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the Preliminary Roost Appraisal received by the local planning authority on 13th May 2024 will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Reason:
Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Documents/ Drawings:
Biodiversity Method Statement - Rev A Dated February 2024 received by the LPA on 3rd March 2025

Proposed Elevations drawing 009 Rev C dated April 2024 received by the LPA on 3rd March 2025

Conclusion:
Officers have assessed the submitted documents that detail how the recommendations in the PRA will be carried out, including the specification of swallow bird box, location, timing of implementation, maintenance and monitoring.

Therefore Condition 4 is discharged in full, subject to implementation and adherence 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: 24 March 2025
Agent