Mr Chris McCrae
Campbell McCrae Ltd
Chapel House
5 The Stiles
Godmanchester
Huntingdon
PE29 2JF

Our Ref: 25/80158/COND
Your Ref: 215 High Street, Offord Cluny

8th July 2025

Dear Mr McCrae

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

Proposal: Discharge of condition 5 (Details - Window 12) of 23/01695/LBC

Site address: 215 High Street Offord Cluny St Neots PE19 5RT

Applicant: Mrs Sophie Gilmartin

I refer to your application above received on 21 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 5 - Details - Window 12
Condition wording: Prior to the commencement of any works to Window 12 (identified in 'Condition restoration and redecoration schedule'), a Schedule of Proposed Investigative Works to Window 12 (to remove a limited amount of only modern fabric of the existing window frame and casements in order to reveal the location of the surviving structural timber frame of the building and design a scheme of window replacement) shall be submitted to and approved in writing by the Local Planning Authority. Works to Window 12 shall thereafter be carried out in accordance with the approved details.
Reason - To ensure detailing and materials are appropriate to the setting of this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Submitted information:
- Application Form - received by the LPA on 21st May 2025
- W12 Replacement (as existing) 11210_07 - received by the LPA on 21st May 2025
- W12 Replacement (as proposed) 22320_08 - received by the LPA on 21st May 2025

Assessment:
The above documents/drawings have been reviewed by HDC's Conservation Officer who states the proposed windows retain the existing frame sections with internal stop beads added and is to include infill of the previous rebated frame to the exterior. The proposed window is to include slim glazing units of 16mm depth within a flush design window frame which retains the existing timber window head and replaces the existing window sill with a replacement sill of similar design. The existing window is a modern addition to the historic building and the proposed window is of a matching appearance so is considered to sustain the significance of the Listed Building and maintains its character. The submitted details are considered to be sufficient to discharge Condition 5 and ensure the detailing and materials are appropriate to the setting of this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Conclusion:
Condition 5 is hereby discharged. 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

Date:
Agent

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