Mr Matthew Gray
Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Our Ref: 25/80192/COND
Your Ref: Kates Cabin 8 (3)

8th July 2025

Dear Mr Gray

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

Proposal: Discharge of Condition 8 Part a and b (Archaeology) for 23/00876/FUL

Site address: Cafe Kates Cabin Cafe Great North Road Chesterton

I refer to your application above received on 20 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 8 - Archaeology
Condition wording: No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition/development shall commence other than under the provisions of the agreed WSI, which shall include:
a) The statement of significance and research objectives;
b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
c) The timetable for the field investigation as part of the development programme;
d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material.
Reason - This is a pre-commencement condition to ensure that before any demolition and/or development commences an appropriate archaeological investigation of the site has been submitted and thereafter implemented in accordance with that investigation in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework 2023.

Submitted information:
- Application Form - received by the LPA on 20th June 2025
- Written Scheme of Investigation for an Archaeological Mitiagtion by AOC Archaeology Group dated May 2025, received by the LPA on 20th June 2025

Assessment:
The Written Scheme of Investigation written by AOC Archaeology Group (dated May 2025) has been reviewed by the Historic Environment Unit (Cambridgeshire County Council). The Archaeology Officer has advised that archaeological evaluation has been undertaken at the site finding significant features dating from the Roman Period including a boundary ditch and some structural remains. This was followed by a 1st phase of archaeological mitigation consisting of archaeological excavation of the northern portion of the site, finding the stone footings of a number of buildings, further ditches, compacted or metalled surfaces complete with occupation layers containing significant levels of Roman finds, and a stone lined oven feature. Unfortunately, due to health and safety, excavation had to cease due to the close proximity of the existing buildings, it was agreed to monitor their demolition in line with the planning permission and extend the

excavation south to record the remaining features. This work is covered by the amended WSI which we have seen and agreed to. Therefore, the field work element is not quite complete. The Archeology Officer has therefore advised that only partial discharge of parts A) and B) of the condition is recommended, leaving part C) extant for the remaining fieldwork and part D) for the post excavation program. The Archeaology Officer has confirmed they are happy for demolition of the existing building to commence with archaeological monitoring.

Conclusion:
Condition 8 Parts A) and B) only are hereby discharged. Parts C) and D) are retained and require future submission and approval.

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