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Planning Department
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

3 February 2025

Dear Sir / Madam,

CHESTERTON – CAFE KATES CABIN CAFÉ, GREAT NORTH ROAD, PE7 3UJ
DISCHARGE OF CONDITION 8 OF PLANNING PERMISSION LPA REF. 23/00876/FUL
PLANNING PORTAL REF – PP-13748039

Montagu Evans LLP is appointed by Welcome Break Limited ("the Applicant") to submit an application seeking the partial discharge of Condition 8 attached to Planning Permission LPA Ref. 23/00876/FUL, dated 30 January 2024.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- Application Cover Letter dated 12 August 2024 (this letter);
- Application Forms and Certificates signed and dated 12 August 2024;
- Archaeology Evaluation Report

The application has been submitted electronically via the Planning Portal website. The application fee of £145.00 has been paid using the online portal.

RELEVANT PLANNING HISTORY

On 30 January 2024, Planning Permission was granted at the site for the following development:

> *"Demolition of cabin truck stop and associated buildings, extension to petrol filling station kiosk unit, erection of 2no. drive-thru units, rationalisation of parking, provision of EV charging hub and improvements to site access, landscaping and associated works."*

The decision was subject to 21 Conditions.

Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 70 St Mary Axe, London, EC3A 8BE.
A list of members names is available at the above address.