Our Ref: 25/80178/COND
Your Ref: 22028 - Vindis - CD15

27 June 2025

Mr James Garner
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Dear Mr Garner

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

Proposal: Discharge of Condition 3 (Materials) of 20/00285/FUL.

Site address: F Vindis And Sons St Ives Ltd Low Road Fenstanton

Your client: Fran Durose

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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Dear Mr Garner

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

Proposal: Discharge of Condition 3 (Materials) of 20/00285/FUL.

Site address: F Vindis And Sons St Ives Ltd Low Road Fenstanton

Applicant: Fran Durose

I refer to your application above received on 9 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Materials
Condition wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until full details of the external materials to be used have been submitted to and approved in writing by the Local Planning Authority. These shall include:
i) A plan identifying locations of materials
ii) A brick panel measuring one square metre for each different brick illustrating the brick, bonding and mortar colour
iii) Details of the type, colour and texture of all materials to be used for the roofs of the buildings including verge details
iv) Details of rainwater goods including colour
v) Details of no-masonry walling systems, cladding panels or other external screens, including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples)
vi) Details and materials (including colour) of the construction of doors, windows (including method of opening), soffits and facias
vii) Details and materials for the construction of porch canopies and balconies
viii) Details and materials for the construction of the boardwalk

ix) Details and materials for the lift overruns and roof access
The development shall be carried out in accordance with the approved details.
Reason - In the interests of visual amenity of the site and surrounding area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Submission: Boardwalk Site Plan showing different widths, G3 - Typical Balustrade to Boardwalk - REV A, Materials Schedule Rev A

This application follows the previous approval of Condition 3 (Materials) under application reference 23/80168/COND) and specifically relates to part (viii) - "details and materials for the construction of the boardwalk". It therefore constitutes a partial resubmission of the approved 23/80168/COND application.

The submission seeks to amend the design and treatment of the boardwalk balustrades as previously shown on approved drawing G_14_A - Vindis Boardwalk Details (23/80168/COND). The original design included 3.2mm steel cables suspended from 1100mm-high support posts at regular intervals, with handrails set at 650mm. The revised balustrade design now matches the treatment used on the approved balconies and incorporates a twist detail to enhance visual interest. The balustrades are 1100mm high, with 1000mm-high handrails. As confirmed in the updated Materials Schedule (Rev A), the balustrades will be constructed from galvanised steel and finished in RAL 7021 (Black Grey), which complements the black balcony balustrades approved for the flat blocks.

The submitted Boardwalk Site Plan indicates that the outer boardwalks will be 1750mm wide, narrowing to 1250mm behind the B-type units. The inner boardwalks around the two central courtyards will remain consistently 1250mm wide. This is consistent with the dimensions measured on approved drawing 1-05D (20/00285/FUL).

The boardwalk decking remains unchanged and includes aluminium non-slip Class A non-combustible decking (anthracite grey), with GRP non-slip Class B anthracite grey decking proposed adjacent to the waters edge - in line with the previously approved specification.

The revised balustrade design has been discussed between HDC's Urban Design Officer and with the applicant's agent. It is understood to be in response to maintenance concerns, specifically the durability and safety of the wire balustrades.

The revised boardwalk design is considered acceptable in terms of visual amenity impacts to the site and surrounding area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Condition 3 viii) can therefore be discharged. The other parts of condition 3 remain as approved under 23/80168/COND.

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: 27 June 2025
Agent