Our Ref: 25/80168/COND
Your Ref: 23-1298 Dovecote, Earith

18 August 2025

Miss Thea Stephen
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Dear Miss Stephen

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

Proposal: Discharge of Conditions 4 (Sample Tiles), 5 (Sample Plaster) and 6 (Sample Brickwork) of 24/01927/LBC

Site address: 87 High Street Earith Huntingdon PE28 3PN

Your client: Mr Andrew Hunter-Blair

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 Miss Stephen

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

Proposal: Discharge of Conditions 4 (Sample Tiles), 5 (Sample Plaster) and 6 (Sample Brickwork) of 24/01927/LBC

Site address: 87 High Street Earith Huntingdon PE28 3PN

Applicant: Mr Andrew Hunter-Blair

I refer to your application above received on 2 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Sample Tiles
Prior to the installation of the tiles, a 1m2 sample panel of the proposed tiles shall be provided on site for inspection by the LPA, the details of the tiles shall be submitted to and approved in writing by the LPA Works shall be in accordance with the approved details and shall be retained as such thereafter.

Reason: This is a pre-commencement condition to ensure that ensure the accurate rebuild of the Dovecote so that the development does not detract from the character and appearance of the Grade II Listed Building, the wider Conservation Area or the setting of a building of special architectural or historical importance in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Document - Material Specifications recieved on 2nd of June 2025 and an email with photos of the secured peg and ridge tiles recieved on the 1st of August 2025, alongside confirmation that the sample panel is a mix of new and old pegs as per an email from the agent recieved on the 12th of August 2025.

Consultee Comments - HDC's Conservation Officer has been consulted and following a review of the submitted details are satisfied that Condition 4 may be discharged, but state that sample panels must be retained on site until the job is completed and the Conservation Officer would like to be notified when that occurs.

Conclusion - having regard to the level of detail submitted, alongside favourable comments from specialists, it is considered that the submission element of Condition 4 of 24/01927/LBC may be discharged. It remains for the works to be carried out in accordance with the approved details.

Condition 5 - Sample Plaster
Prior to the application of any plaster, a sample panel of the new plaster shall be provided on site showing the proposed plaster mix and final surface texture, and this alongside the materials and methods have been approved in writing by the Local Planning Authority. The approved sample panel(s) shall be retained on site until the work is completed and the works thereafter carried out in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure that ensure the accurate rebuild of the Dovecote so that the development does not detract from the character and appearance of the Grade II Listed Building, the wider Conservation Area or the setting of a building of special architectural or historical importance in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Document - Material Specifications recieved on 2nd of June 2025 and following a site visit by the HDC's Conservation Officer on the 31st of July.

Consultee Comments - HDC's Conservation Officer has been consulted and following a review of the submitted details are satisfied that Condition 5 may be discharged, but state that sample panels must be retained on site until the job is completed and the Conservation Officer would like to be notified when that occurs.

Conclusion - having regard to the level of detail submitted, alongside favourable comments from specialists, it is considered that the submission element of Condition 5 of 24/01927/LBC may be discharged. It remains for the works to be carried out in accordance with the approved details.

Condition 6 - Sample Brickwork
Prior to the commencement of any further works hereby given consent, a sample panel (a minimum 1m2) shall be prepared on site detailing the choice of brick, bond, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panels are to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: This is a pre-commencement condition to ensure that ensure the accurate rebuild of the Dovecote so that the development does not detract from the character and appearance of the Grade II Listed Building, the wider Conservation Area or the setting of a building of special architectural or historical importance in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Document - Material Specifications recieved on 2nd of June 2025 and following a site visit by the HDC's Conservation Officer on the 31st of July.

Consultee Comments - HDC's Conservation Officer has been consulted and following a review of the submitted details are satisfied that Condition 6 may be discharged, but state that sample panels must be retained on site until the job is completed and the Conservation Officer would like to be notified when that occurs.

Conclusion - having regard to the level of detail submitted, alongside favourable comments from specialists, it is considered that the submission element of Condition 6 of 24/01927/LBC may be 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



Clara Kerr
Chief Planning Officer
Date: 18 August 2025
Agent