Our Ref: 25/80152/COND
Your Ref: SLR 707-22 Glatton Village Ha...

12 August 2025

Mr Steve Roffey
SLR Architectural
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Dear Mr Roffey

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

Proposal: Discharge of Condition 3 (Materials), 4 (Architectural Details), 8 (Cycle Parking) and 9 (Bin Store) of 23/00013/FUL.

Site address: Village Hall High Haden Road Glatton

Your client: Mr Stephen Smith

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

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Roffey

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

Proposal: Discharge of Condition 3 (Materials), 4 (Architectural Details), 8 (Cycle Parking) and 9 (Bin Store) of 23/00013/FUL.

Site address: Village Hall High Haden Road Glatton

Applicant: Mr Stephen Smith For and behalf of the Glatton Village Hall Committee

I refer to your application above received on 16 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Condition 3 (Materials)
Condition 3 (Materials) wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of all materials to be used in the construction of the external surfaces of the replacement building have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
(a) A plan(s) identifying the location of where the different materials are to be used within the development;
(b) Brick panels of 1m² erected on site illustrating the choice of bricks, bonding, patterns and mortar colour;
(c) The type, colour and texture of all materials to be used for the roof of the building;
(d) Materials (including colour) for the construction of doors, windows (including method of opening), soffits and fascias;
(e) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;

The product name and manufacturer where appropriate

The development shall be carried out in accordance with the approved details

Submitted documents/drawings:
o Wienerberger Weathered Gualt Blend Data Sheet, Sample Panel Plan dwg 707-22-C3. Weinerberger Heritage Blend Red facing bricks
o The proposed sample panel (dwg 707-22-C3)
o Kalsi Aquacel Tech Guide (rainwater goods) -anthracite grey half round deep/high capacity 120mm gutters and downpipes
o Kalsi Rainwater systems Tech Guide (rainwater goods) -anthracite grey half round deep/high capacity 120mm gutters and downpipes
o Proposed Elevations dwg 707-22-510 Rev A
o Proposed Sections dwg 707-22-310 Rev A
o Proposed External Glazing dwg 707-22-500 Rev A
o Sample of Cedral Rivendale Blue-Black Fibre Cement Slate
o The uPVC windows and doors (REHAU 70 Anthracite Grey (grained) RAL 7016 Anthracite Windows and doors)
o The method of window/ door opening shown on dwg 707-22-500 Rev A
o The 200mm deep x 18mm anthracite grey colour uPVC fascias and 125mm x 9mm soffit boards (Euroboard Anthracite Grey woodgrain standard).

The urban design officer has been consulted on the application and raises no objection with the submitted material details. The details submitted accord with the wording of the condition and are considered acceptable in the interests of visual amenity. The submitted details safeguard the character and appearance of the area, in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Condition 3 is therefore discharged in full.

Condition 4 - Condition 4 (Architectural Details)
Condition 4 (Architectural Details) wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of the replacement building have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
(a) Window and door reveals, cills and headers
(b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;
(c) Eaves and verge details;

The product name and manufacturer where appropriate.

The development shall be carried out in accordance with the approved details.

Submitted documents/drawings:
o Proposed Elevations dwg 707-22-510 Rev A
o Proposed Sections dwg 707-22-310 Rev A
o Proposed External Glazing dwg 707-22-500 Rev A

The urban design officer has been consulted on the application and raises no objection with the submitted architectural details. The approx. 55m reveal depth of windows shown on dwg 707-22-310 Rev A are acceptable. All windows and doors, including roof lights will be RAL 7016 Anthracite Grey. The proposed cills are acceptable. The Manrose Square 100mm and 150mm extract fan ducts on the rear and side elevations (as shown on dwg 707-22-510 Rev A) are acceptable. The email from the agent 08/07/2025 confirms these will be anthracite

grey matching the windows, doors and fascias. The 200mm deep x 18mm anthracite grey colour uPVC fascias and 125mm x 9mm soffit boards (Euroboard Anthracite Grey woodgrain standard) as shown on dwg 707-22-310 Rev A are acceptable.

The details submitted accord with the wording of the condition and are considered acceptable in the interests of visual amenity. The submitted details safeguard the character and appearance of the area, in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036.

Condition 4 is therefore discharged in full.

Condition 8 - Condition 8 (Cycle Parking)
Condition 8 (Cycle Parking) wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Submitted documents/drawings:
- Broxap BXMW/SEF cycle shelter specification

The urban design officer has been consulted on the application and raises no objection with the proposed Broxap BXMW/SEF cycle shelter specification. The officer recommends the discharge of condition 8. The submitted information accords with Policies LP11, LP12 and LP17 of Huntingdonshire's Local Plan to 2036.

Condition 8 is therefore discharged in full.

Condition 9 - Condition 9 (Bin Store)
Condition 9 (Bin Store) wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the provision of bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.

Submitted documents/drawings:
- Proposed External Works Plan dwg 707-22-600
- Bellus Triple Wheelie Bin storage Chest

The urban design officer has been consulted on the application and raises no objection with the proposed Bellus Triple Wheelie Bin storage Chest and the location of wheelie-bin storage to the northwest side of the village hall. The urban design officer supports the discharge of condition 9. The submitted details provide adequate screening of the proposed refuse storage facilities in the interests of visual amenity in accordance with Policies LP12 and LP14 of Huntingdonshire's Local Plan to 2036.

Condition 9 is therefore discharged in full.

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: 12 August 2025
Agent