Our Ref: 25/80129/COND
Your Ref: Discharge of Conditions - Ext...

12 August 2025

Mr Charles Lee
9 East Street
Kimbolton
Cambridgeshire
PE28 0HJ

Pathfinder House, St Mary's Street
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Dear Mr Lee

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

Proposal: Discharge of Condition 3 (Schedule of Works) of 24/00215/LBC

Site address: 9 East Street Kimbolton Huntingdon PE28 0HJ

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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Huntingdon. PE29 3TN
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12th August 2025

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

Proposal: Discharge of Condition 3 (Schedule of Works) of 24/00215/LBC

Site address: 9 East Street Kimbolton Huntingdon PE28 0HJ

I refer to your application above received on 1 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 - Schedule of Works
Condition:

No work shall commence on the removal of the render or the paint until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:

a) a detailed Schedule of Works, setting out the proposed methods of removal of the render in respect of each type of underlying wall structure with justification of each method and explanation how the chosen methods do not damage the underlying fabric. Hand tools only are to be used in the works.

b) a technical section drawing scale 1:5 showing the proposed lime render the substrate and de-tails of installation and fixing to the timber frame.

c) Manufacturers details of the proposed method of paint removal to include confirmation that the paint remover is appropriate and non-damaging for use on historic brickwork. Once approved a sample panel 1m2 shall be undertaken on the building for the approval of the LPA.

The works shall be carried out in accordance with the agreed details.

Reason:

To avoid harm to the special interest of the listed building in accordance with s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990

Documents/Plans:

*Sectional drawing

*Schedule of works

*Method of paint removal

*Barretine sefaty data sheet (Peelaway 7) Rev 2

Consultee comments:

HDC's Conservation Team have been consulted. Initially they required further information as that submitted did not meet the requirements of the condition. Following these comments revised details were provided (as listed above). Following a review of the information the Conservation Team has confirmed that they are satisfied that the condition can be discharged. A sample panel is still required to be provided on site (part c of the condition) and this is addressed in the proceeding sections of this response.

Conclusion:

Given the level of detail provided alongside the favourable comments from specialists (as above) Officers are satisfied that the works will accord with the terms of the condition and the legislation therein. It is noted that part c of the condition requires a sample panel to be provided on the building but this could not be achieved until the first part of the condition had been approved (and the LPA acknowledge that this was erroneous). The applicant has confirmed in an email dated 7th of August 2025 that the sample panel shall be completed for Conservation Officers to review within four weeks of the discharge of the condition. This is considered to be an acceptable way of managing this. In conclusion, the submission element of condition 3 of 24/00214/LBC can be discharged, it remains for the sample panel to be provided (along with approval of this by Conservation) and the subsequent works to be completed 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

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 12 August 2025