Our Ref: 25/80074/COND
Your Ref: 7291 RAF Upwood REM DOC 2

2 April 2025

Mr Josh Pass
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Dear Mr Pass

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

Proposal: Discharge of condition 2 (Materials) of 20/00161/REM

Site address: Upwood Hill House And Part Of RAF Upwood Ramsey Road Upwood

Your client: Mr Stephen Wilkins

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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2nd April 2025

Dear Mr Pass

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

Proposal: Discharge of condition 2 (Materials) of 20/00161/REM

Site address: Upwood Hill House And Part Of RAF Upwood Ramsey Road Upwood

Applicant: Mr Stephen Wilkins Vistry Group

I refer to your application above received on 5 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 2 - Materials
Condition reads as:
Notwithstanding the submitted details, no development above slab level shall take place until the following details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority (LPA):
i) A plan identifying location of materials,
ii) A brick panel of 1m2 erected on site illustrating brick, bonding, and mortar colour,
iii) Samples of all materials to be used for the roofs of the buildings.
iv) Details and samples of non-masonry walling systems, cladding panels or other external screens and textured brickwork including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples);
v) Details and materials (including colour) for the construction of doors, windows (including reveal depth) and garage doors.
The details shall include the product colour, name and manufacturer where appropriate.

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

Reason - In the interests of visual amenity.

Documents submitted:

- Materials Distribution Plan dwg 7291-W-13 C3
- Material Distribution Plan Plots 1-31 dwg 7291-W-13-02 Rev C3
- Material Distribution Plan Plots 32-160 dwg 7291-W-13-02 Rev C3
- External Materials Schedule 7921-W-5000 dated 25.07.2024
- Window Colour Distribution Plan dwg 7291-W-17 Rev C2

All received on 5th March 2025

Assessment:

Officers have consulted with the Urban Design Officer who have commented that "This application follows approval of 21/80411/COND and seeks to re-discharge the condition to amend the proposed Cream coloured windows (RAL 9001) to Ivory (RAL 1015).

This change is considered acceptable in design terms, the ivory windows are slightly darker than the approved cream windows and is considered a benefit as this creates a more obvious contrast with the white windows on adjacent plots.

The distribution of White (RAL 9010), Ivory (RAL 1015) and Grey windows (RAL7016) would be unaffected by this change.

All other aspects of the submission are as approved by the previous 21/80411/COND submission and are acceptable".

Conclusion:

The details submitted to discharge this condition are considered acceptable and given the level of detail provided alongside the favourable comments from specialists (as above) it is considered that the submission element of Condition 2 can be discharged. It remains for the works to be undertaken in accordance with the approved details.

Yours sincerely

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 2 April 2025