Our Ref: 25/80013/COND
Your Ref: 2219 - ATKINS - Conditions

3 March 2025

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Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 3 (Materials), 5 (Openings), 6 (Flue details), 7 (Landscaping), 9 (Foul and Surface Water), 11 (Biodiversity Enhancements) and 15 (Contamination) of 24/02139/S73

Site address: Grain Dryer Barn 65A Main Street Great Gidding Huntingdon

Your client: Mr Jamie Atkins

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

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Dear Sir/Madam

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

Proposal: Discharge of conditions 3 (Materials), 5 (Openings), 6 (Flue details), 7 (Landscaping), 9 (Foul and Surface Water), 11 (Biodiversity Enhancements) and 15 (Contamination) of 24/02139/S73

Site address: Grain Dryer Barn 65A Main Street Great Gidding Huntingdon

Applicant: Mr Jamie Atkins

I refer to your application above received on 21 January 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 3 (Materials) wording: Prior to the commencement of development above ground floor slab level, samples of the external materials (roofing, brick, rainwater goods) to be used in the construction of the proposed house shall be submitted to the Local Planning Authority for approval in writing by Local Planning Authority and thereafter the development shall be constructed with those approved materials.

Submitted documents/drawings/material samples:
- Burton Edilians Panne S- Vieuxord tile- Site photo taken 27/02/2025
- Floplast, Cast Iron Effect, Black Rainwater Goods
- Sample panel of proposed brickwork on site- Site photo taken 27/02/2025

The conservation Officer has been consulted as part of the application and raises no objection with the proposed materials. The Conservation Officer visited the site 27/02/2025 to assess the proposed material palate. The materials are considered to be sympathetic to

the existing building and the Conservation Area. The existing building is not a Listed Building and the proposed rainwater goods are of a traditional style and appearance, so they are considered to be sympathetic to the character of the existing building and the Conservation Area. The proposed materials accord with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Condition 3 is therefore discharged in full.

Condition 5 - openings
Condition 5 (Openings) wording: Condition - Prior to the commencement of development above ground floor slab level, detailed scale elevation and sections drawings of all proposed windows, doors and glazed screens including framing, glazing bars, lintels, sills and reveals shall be submitted to the LPA for approval in writing and thereafter the development shall be constructed in accordance with the approved details.

Submitted documents/drawings
- Condition 5- Joinery Details received by the LPA 06/02/2025
- Building regulations door and roof details (dwg non 4002).

The retention of exiting timber beams above the barn-kitchen window with 300mm reveals is acceptable and would retain the character and appearance of the building within the conservation area. Brickwork facing headers above door 2 with 10mm revels is acceptable. The use of authentic timber windows with the use of combination frames and casement windows is also acceptable. Officers are satisfied the joinery details submitted would be sympathetic to the existing building and to the character and appearance of the Conservation Area.

Condition 5 is therefore discharged in full.

Condition 6 - Flue details
Condition 6 (Flues) wording: Condition - Notwithstanding the proposed flues shown on the submitted drawings, prior to the installation of any flues , detailed scale elevation drawings of the buildings and flues from all directions, including details of materials and finishes shall be submitted to the LPA for approval in writing and thereafter the development shall be constructed in accordance with the approved details.

Submitted documents/drawings
- 5" 1000m Length Black Flue details from Felix flue direct.
- Building regs Elevations Sheet 1 (dwg non 2100)
- Building regs Elevations Sheet 2 (dwg non 2200)

The submitted details confirm the proposed flue would not raise above the roof ridges of the building and would therefore be a sympathetic feature of the building. The proposed flue material is acceptable. The proposed flue materials and location accord with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Condition 6 is therefore discharged in full.

Condition 7 - Landscaping
Condition 7 (Landscaping) wording: No development above slab level shall take place in connection with the development hereby approved until full details of:

i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size);
ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions;
iii. Full details of landscape maintenance regimes;
iv. An implementation programme for the landscape works;
have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details.

Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

Submitted Documents/Plans:
o Landscaping Plan received by the LPA 06/02/2025
o Landscaping Specification received by the LPA 21/01/2025
o Biodiversity Enhancement Strategy by Galven Ecology (dated Nov 2024) received by the LPA 21/012025.

The submitted details accord with the wording of the condition.

A native hedgerow would comprise of five species planted in double staggered rows as per the informal recommendations made by the landscape officer. The eastern native hedgerow proposed includes species which accord with the recommendations made in the Biodiversity Enhancement Strategy.

The proposed species of trees are native species and are acceptable.

The submitted Biodiversity Enhancement Strategy includes maintenance details of the soft landscaping features and the submitted landscaping specification includes an implementation program for the proposed works.

The existing and proposed native hedgerow would offer boundary treatments and when established will provide screening of the rear amenity space of the dwelling.

The proposed block paved driveway with differing patio slabs breaks up the expanse of hard surfacing and are considered acceptable.

Given the above, the submitted details enhance the character and appearance of the site in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Condition 7 is therefore discharged in full.

Condition 9 - foul and surface water
Condition 9 (Foul and Surface Water) wording: No development shall commence until details of the foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in

accordance with the approved details prior to the occupation of any part of the development hereby approved.

Submitted documents/drawings:
Percolation test results email dated 16/12/2024
Building Regulations Site Plan and Location Plan (dwg non 1000 rev b)

The submitted details accord with the wording of the condition.

Surface water from the development would be treated through the installation of soakaways to the front and rear of the property according to the submitted details. The soakaways are over 8 meters from the dwelling in accordance with the recommendations detailed in the submitted email (dated 16/12/2024).

The submitted Building Regulations Site Plan and Location Plan (dwg non 1000 rev b) notes foul drainage connections are to be confirmed. As the development is minor and is at a low risk of flooding, Officers are satisfied that foul water drainage details can be secured as part of building regulations and other relevant legislative requirements.

The submitted details accord with Policies LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Condition 9 is therefore discharged in full.

Condition 11 - Biodiversity enhancements
Condition 11 (Biodiversity Enhancements) wording: No development above slab level shall take place until a detailed Biodiversity Enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Submitted documents/drawings:
o Biodiversity Enhancement Strategy by Galven Ecology (dated Nov 2024) received by the LPA 21/012025.
o Soft landscaping plan received by the LPA 06/02/2025.

The submitted Biodiversity Enhancement Strategy accords with the wording of the condition. The details include the specification, location, timing, implementation program, maintenance and management of the enhancement measures. Measures predevelopment, during construction and post construction are detailed with the submitted strategy. The submitted landscaping plan accords with the recommendations detailed in the Biodiversity Enhancement Strategy.

The submitted enhancement measures comprising, native hedgerow planting, installation of a barn owl box, roost box and sparrow terrace accords with the recommendations detailed in the Preliminary Ecological Appraisal which accompanied the full application.
The submitted details are therefore acceptable and accord with policy LP30 of the Huntingdonshire Local Plan to 2036.

Condition 11 is therefore discharged in full

Condition 15 - Contamination
Condition 15 (Contamination) wording:

A. Site Investigation Information
No development (except demolition of above ground structures) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a competent person and shall assess any contamination on the site, whether or not it originates from the site. Moreover, it must include;
(i) details of previous land uses;
(ii) a site investigation survey of the extent, scale and nature of contamination;
(iii) an assessment of the potential risks to;
a) human health,
b) property*,
c) adjoining land and
d) groundwaters and surface waters
* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B. Submission of Remediation Scheme
Where contaminated is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include;
(i) an options appraisal and remediation strategy;
(ii) remediation objectives and remediation criteria;
(iii) remediation works to be undertaken and the order in which the works will be progressed;
(iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action.
The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme
Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination
If, during development, contamination not previously identified is found to be present at the site;
(i) it shall be reported in writing to the local planning authority within 1 working day;
(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
(iii) the remediation strategy shall be implemented as approved;
(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;

a) the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;
b) if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.
(v) the long-term monitoring and maintenance plan shall be implemented as approved.

Submitted documentation/drawings:
o Tier 1 - Contamination Risk Assessment written by Goldfinch Environmental Limited (report reference 0980/1, dated November 2024) received by the LPA on the 21/01/2025.

The Environmental Health Officer has been consulted as part of the application. The Environmental Health Officer raised no objection with the submitted report as it complies with Condition 15-part A. As no contamination was found and remediation is not required Parts B and C of the condition are no longer relevant. Part D relating to unexpected contamination, must remain until all groundworks have been completed.

The submitted information confirms the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework.

Condition 15 is therefore considered to be part discharged as part a) has been met.

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 faithfully



Clara Kerr
Chief Planning Officer
Date: 3 March 2025