Our Ref: 25/80025/COND
Your Ref: Kate's Cabin 8

3 March 2025

Mr Matthew Gray
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Dear Mr Gray

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of Condition 8 (Archaeology) for 23/00876/FUL

Site address: Kates Cabin Cafe Great North Road Chesterton PE7 3UJ

Your client: Welcome Break Ltd

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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3rd March 2025

Dear Mr Gray

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

Proposal: Discharge of Condition 8 (Archaeology) for 23/00876/FUL

Site address: Kates Cabin Cafe Great North Road Chesterton PE7 3UJ

I refer to your application above received on 4 February 2025 and the plans, drawings and documents which form part of the application as described below.

The information submitted in respect of the following condition is Acceptable but the Condition is not Discharged

Condition 8 - Archaeology
Condition wording: No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition/development shall commence other than under the provisions of the agreed WSI, which shall include:
a) The statement of significance and research objectives;
b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
c) The timetable for the field investigation as part of the development programme;
d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material.
Reason - This is a pre-commencement condition to ensure that before any demolition and/or development commences an appropriate archaeological investigation of the site has been submitted and thereafter implemented in accordance with that investigation in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework 2023.

Submission: An Archaeological Evaluation Report (AOC Project No: 80183 Date: January 2025)

This application follows a previous discharge of condition application (reference 24/80350/COND) for condition 8 which found the submitted WSI acceptable however the condition could not be discharged until all parts of the condition had been met.

Comments from the Archaeological Officer (CCC): As per the report an archaeological evaluation was undertaken as a first stage of works. This found evidence of Roman occupation most significantly including the remains of a stone building and large associated boundary ditch. A number of other features identified likely also relate to roman settlement of the site. Stone buildings of this period in Cambridgeshire are rare due to a lack of good building material and therefore where they do occur they normally represent more significant activity. The site will have been roadside in the Roman period as well, the current A1 following the route of Ermine street (CHER CB15034) and to the south of the scheduled ancient monument the Roman Town of Durobrivae. Excavation and full record of the archaeological remains will be needed to mitigate the impacts of the development.

The Archaeological Officer recommends that the condition is retained in full at this stage. The applicant has requested a Brief for the archaeological investigation from the County Council through their archaeological contractor.

Further archaeological work is therefore required, including the excavation and full record of archaeological remains which will require the submission of an updated archaeological report. The submitted Archaeological Evaluation Report is acceptable and partially meets the requirements of the condition, however the condition cannot be fully discharged until all parts of the condition have been addressed following the next stage of works.

Condition 8 is not discharged at this time.

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: 3 March 2025