Our Ref: 25/80107/COND

28 November 2025

Miss Rachel Bryant
Allanby Cottage
Thicket Road
Houghton
Huntingdon
PE28 2BQ

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Miss Bryant

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

Proposal: Discharge of conditions 4 (Roof sample), 5 (Roof structure) and 6 (Roof tiles) of 24/01054/LBC

Site address: Allanby Cottage Thicket Road Houghton Huntingdon

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
Developmentcontrol@huntingdonshire.gov.uk

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28th November 2025

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

Proposal: Discharge of conditions 4 (Roof sample), 5 (Roof structure) and 6 (Roof tiles) of 24/01054/LBC

Site address: Allanby Cottage Thicket Road Houghton Huntingdon

I refer to your application above received on 10 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Acceptable but the Condition is not Discharged

Condition 4 - Roof sample
Condition - No roofs shall be constructed until a physical sample of the type and source of roof covering materials (triple roll pantile) have been submitted to and approved in writing by the Local Planning Authority. The Roof shall thereafter be constructed only in accordance with the approved details. For the avoidance of doubt product literature on its own is not sufficient to meet this condition.

Reason - To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Submitted information:
- Application Form - received by the LPA on 10th April 2025
- Cover letter - received by the LPA on 10th April 2025
- Tile Insulation detail plan A101 - received by the LPA on 6th October 2025
- Proposed Section Plan A102 - received by the LPA on 6th October 2025
- Roof Plan A103 - received by the LPA on 6th October 2025
- Roof tile samples - received by the LPA on 10th April 2025

Assessment:

The above documents, plans and roof tile samples have been reviewed by HDC's Conservation Officer who states that the submitted detail drawings and samples are considered acceptable. The only concern is the difference in profiles between the existing tile to be reused and the proposed reclaimed tile (tiles (b) and (c)). The applicant will need to satisfy themselves that these are technically compatible.

The submitted details are considered to be sufficient to discharge Condition 4.

Conclusion:
Condition 4 is hereby discharged.

Condition 5 - Roof structure
Condition - Prior to the demolition of the roof structure, a 1:10 scale constructional section drawing and plan shall be submitted to illustrate the proposed new roof structure and the location of the insulation and plasterboard within the new roof. The drawing shall accurately indicate the existing line of the roof of the adjacent building and should illustrate that the line of the proposed roof will not exceed the height of the existing roof.

Reason - To avoid harm to the special interest and to safeguard the character of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Submitted information:
- Application Form - received by the LPA on 10th April 2025
- Cover letter - received by the LPA on 10th April 2025
- Tile Insulation detail plan A101 - received by the LPA on 6th October 2025
- Proposed Section Plan A102 - received by the LPA on 6th October 2025
- Roof Plan A103 - received by the LPA on 6th October 2025
- Roof tile samples - received by the LPA on 10th April 2025

Assessment:
The applicant has confirmed that demolition of the roof structure will not occur. Provided this remains the case, the information required by Condition 5 will not need to be submitted, however the condition cannot be discharged. Should you wish for Condition 5 to be removed from the original decision 24/01054/LBC a S19 application under the Planning (Listed Buildings and Conservation Areas) Act 1990 will need to be submitted.

Conclusion:
Confirmation that the roof structure will not be demolished is acceptable, however the condition cannot be formally discharged.

Condition 6 - Roof tiles
Condition - Existing tiles shall be carefully removed from the building inspected for defects and stacked for reuse, Pantiles shall be reused if the fixing hole is intact, there is no serious pitting on either face they are not crumbling or delaminating are free on the good face of hard cement encrustation. Nail should be aluminium or copper. The balance to replace those unsuitable for re-roofing to be made up with second hand tiles to precisely match the existing.

Reason - To avoid harm to the special interest and to safeguard the character of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Submitted information:
- Application Form - received by the LPA on 10th April 2025
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- Tile Insulation detail plan A101 - received by the LPA on 6th October 2025
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- Roof Plan A103 - received by the LPA on 6th October 2025
- Roof tile samples - received by the LPA on 10th April 2025

Assessment:
The above documents, plans and roof tile samples have been reviewed by HDC's Conservation Officer who states that the submitted detail drawings and samples are considered acceptable.

The submitted details are considered to be sufficient to discharge Condition 6.

Conclusion:
Condition 6 is hereby discharged.

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: 28 November 2025