Our Ref: 24/80340/COND
Your Ref: 20-117 Welman DOC

4 December 2024

Mr Richard Wedge
Blueprint Architectural Design
5 Blotts Barn Business Centre
Brooks Road
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NN9 6NS

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Wedge

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

Proposal: Discharge of Condition 3 (Methodology For The Proposed Works) of 21/00374/LBC.

Site address: Manor Farm Granaries High Street Brington Huntingdon

Your client: Mr Singeon Welman

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
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4th December 2024

Dear Mr Wedge

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

Proposal: Discharge of Condition 3 (Methodology For The Proposed Works) of 21/00374/LBC.

Site address: Manor Farm Granaries High Street Brington Huntingdon

Applicant: Mr Singeon Welman

I refer to your application above received on 7 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 3 - Pre-commencement details required
Prior to the commencement of works, approval of a detailed methodology for the proposed works including details of design and materials such a methodology to also include:
1) Detailed scale elevation and section drawings of all proposed new windows including glazing bars, lintels, sills, and reveals and details of materials and finishes.
2) Detailed scale elevation and section drawings of all proposed new doors including glazing bars, lintels, sills, and reveals and details of materials and finishes
3) Detailed scale elevation and section drawings of all proposed rooflights including glazing bars, showing the rooflights within a section of the roofslope to be flush with the roofslope.
4) Detailed scale elevation and section drawings of all proposed works to existing doors and doorways, windows and existing apertures including doors, door frames, fenestration, glazing bars, lintels, sills, and reveals and details of alterations, materials and finishes.
5) Detailed scale elevation and section drawings of all proposed dry lining to walls and details of construction, materials and finishes.
6) Detailed scale elevation and section drawings of proposed works to the existing open south elevation and timber posts of the north wing of the U shaped range of outbuildings

including the glazing bars, lintels, sills, reveals and details of retention of existing timbers, proposed construction, materials and finishes.

Reason: In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest.

Documents/Drawings:
* Proposed Elevations Proposed Section A-A ref: 20-117-04C, received by the Local Planning Authority on the 29th November 2024
* Proposed Ground Floor Plan and Proposed Mezzanine Floor Plan A ref: 20-117-03C, received by the Local Planning Authority on the 29th November 2024
* Window replacing Door - Window Type 3 Elevation and Sections ref: 23-117-22B, received by the Local Planning Authority on the 29th November 2024
* Window replacing Door - Window Type 4 Elevations and Sections ref: 20-117-23B, received by the Local Planning Authority on the 29th November 2024
* Existing Door Aperture Infilled - Door Type 2 Elevation and Section ref: 20-117-28B, received by the Local Planning Authority on the 29th November 2024
* Methodology for the Proposed Works received by the Local Planning Authority on the 14th November 2024
* Proposed Floor Plan, Elevation, Section & Detail Showing Dry Lining to Walls ref: 20-117-36 received by the Local Planning Authority on the 14th November 2024
* Conservation Roof Windows - Type 1 & 2 Elevation and Sections received by the Local Planning Authority on the 14th November 2024
* Existing Door Shortened - Door Type 8 Elevation and Section ref: 20-117-34A received by the Local Planning Authority on the 14th November 2024
* Existing Door Aperture Infilled - Door Type 7 Elevation and Section ref: 20-117-33 received by the Local Planning Authority on the 14th November 2024
* New Window Aperture - Window Type 1 Elevation and Sections ref: 20-117-20A received by the Local Planning Authority on the 14th November 2024
* Proposed works to South Elevation - Bedrooms Elevation and Sections ref: 20-117-24A received by the Local Planning Authority on the 14th November 2024
* Proposed works to the South Elevation - Kitchen Elevation and Sections ref: 20-117-25A received by the Local Planning Authority on the 14th November 2024
* Replacement Window - Window Type 8 Elevation and Sections ref: 20-117-26A received by the Local Planning Authority on the 14th November 2024
* Door Replacing Window - Door Type 1 Elevation and Sections ref: 20-117-27A received by the Local Planning Authority on the 14th November 2024
* Replacement Doors - Door Type 3 Elevation and Sections ref: 20-117-29A received by the Local Planning Authority on the 14th November 2024
* Doors Replacing Window - Door Type 4 Elevation and Sections ref: 20-117-30A received by the Local Planning Authority on the 14th November 2024
* Door Replacing Window - Door Type 6 Elevation and Sections ref: 20-117-32A received by the Local Planning Authority on the 14th November 2024
* Existing Door Shortened - Door Type 5 Elevation and Sections ref: 20-117-31A received by the Local Planning Authority on the 14th November 2024

Assessment:
The Conservation Officer has been consulted on this application and following revisions is able to support the discharge of the condition. Having regard to the consultee response it is considered that the amended information is acceptable and will safeguard the character of the building of special architectural or historic interest.

Condition 3 is therefore discharged.

Where conditions have been discharged by the Local Planning Authority the works must be implemented in full accordance with the approved details.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 4 December 2024