Our Ref: 25/80014/COND
Your Ref: 0304-discharge of conditions ...

14 March 2025

Jack Boyns
Archangel Ltd
3 Doctor's Close
Impington
Cambridge
CB24 9ND

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
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Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of Condition 3 (Masonry Sample) of 22/02131/FUL

Site address: St Marys Church Chapel Lane Houghton

Your client: Revd Geoff Boucher

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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Huntingdon. PE29 3TN
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14th March 2025

Dear Sir/Madam

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

Proposal: Discharge of Condition 3 (Masonry Sample) of 22/02131/FUL

Site address: St Marys Church Chapel Lane Houghton

Applicant: Revd Geoff Boucher PCC of St Mary the Virgin, Houghton with Wyton

I refer to your application above received on 23 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 3 - Masonry sample
Condition wording –
"Prior to the commencement of the development hereby approved, a masonry sample panel (1m x 1m) shall be made available to be inspected on site by the Local Planning Authority. Development shall not commence until the sample has been approved by the Local Planning Authority. Thereafter, the sample shall remain on site during construction as an example and the works hereby permitted shall be carried out in accordance with the approved sample. The sample shall be removed from site once the construction works are completed and before the extension is brought into first use.

Reason - In the interests of visual amenity and to preserve the character and appearance of the Listed Building in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036."

Submitted information:

- Application Form - received by the LPA on 23rd January 2025
- Photo of masonry sample - received by the LPA on 29th January 2025

Assessment:

The Conservation Officer visited the site where the applicant provided a sample panel of the proposed masonry of the west end wall of the new extension (approved under 22/02131/FUL) which is to be constructed of the fieldstone from the part of the existing west end wall of the north aisle to be removed to form the door opening of the new extension. A sample panel of the proposed brickwork of the north wall to the new extension was also provided. The proposed materials are acceptable and the information submitted is considered to be sufficient to discharge condition 3.

Condition 3 is hereby discharged in full.

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: 14 March 2025