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19th March 2025

Development Control
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE29 3TN

Your ref: 18/01305/FUL

Construction of two storey dwelling with amenity – Land at 60 Mandeville Road, Brampton

To whom it may concern,

Please find enclosed an application for retrospective planning condition discharge with reference to approval 18/01305/FUL. The approved development has now been completed, however unfortunately the pre-commencement conditions were not discharged.

Condition 1 – Time limit compliance – The development was commenced in 2021, within the three-year determination period following the date of the approval notice.

Condition 2 – Approved plans compliance – The development was completed in accordance with the approved plans listed within the approval notice.

Condition 3 – Materials – The development has been completed utilising the following materials, which are all found in the immediate locality of the site.

- Facing brickwork – BEA Audley Red
- Roof tiles – Wienerberger Lindum Antique no2 interlocking concrete tile
- Fascias/soffits – White uPVC
- Rainwater goods – Half round black gutters and round black downpipes
- Windows/Doors – White uPVC windows and patio doors, Black composite front door

Condition 4 – Hard and soft landscaping – The development has been completed utilising the following hard landscaping materials. Soft landscaping remains as was prior to the commencement of development, with no additional planting having been completed. Lawn has been laid in line with the approved plans.

- Low level facing brick wall fronting the parking area – BEA Audley Red with cream concrete capping (see image 1)
- Parking and turning area – 20-30mm golden/buff gravel (see image 2)
- Front 'garden' area – 20-30mm red gravel (see image 1)
- Pathways, ramps and patio areas – Marshalls riven surface grey concrete paving - mixed size (see image 3)
- Fencing – 1.8m high timber vertical close boarded fencing with timber arris rails, concrete posts and concrete gravel boards (see image 1)
- Pedestrian gate – Timber 'picket style' with black ironmongery (see image 1)

CIAT CHARTERED PRACTICE

Chris McCrae
Director, Chartered Architectural Technologist BSc, MCIAT
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Exact positions and extent of these materials are annotated on drawing 22517_01.
Condition 5 – Construction hours compliance – The development was completed in accordance with the described operating hours.

Condition 6 – Class A GDPO removal – Noted and understood.

Condition 7 – Parking compliance – The parking area has been completed in accordance with the approved layout and was available prior to the first occupation.

Condition 8 – Vehicle visibility splay compliance – Visibility splays as per drawing 21763_02A were available prior to the first occupation.

Condition 9 – Surface water runoff compliance – Permeable materials have been used within the site to avoid surface water run- off onto the highway.

Condition 10 – Pedestrian visibility splay compliance – Pedestrian splays of 2m x 2m are available on site, as illustrated on drawing 22517_01.

We trust that the above and enclosed information is sufficient to allow the retrospective condition discharge application to be positively determined. The site is visible within the public realm, and thus compliance works can be checked in person as required.

Should you require any further information, please do not hesitate to contact us in the office.

Yours faithfully

[redacted]

(Director)

cc. [redacted] applicant)

Encl Drawing 22517_01

Photomontage

Image 1



Image 2



Image 3

