Our Ref: 25/80047/COND
Your Ref: Ouse Cottage 12 Wellington St...

27 March 2025

Mr Frazer Stannard
The English Listed Building Co
17 West Street
St Ives
PE27 5PL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
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Dear Mr Stannard

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

Proposal: Discharge of Condition 3 (Floor Details) for 24/00972/LBC

Site address: 12 Wellington Street St Ives PE27 5AZ

Your client: Mr Matthew Dyer

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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Your Ref: Ouse Cottage 12 Wellington St...

27th March 2025

Dear Mr Stannard

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

Proposal: Discharge of Condition 3 (Floor Details) for 24/00972/LBC

Site address: 12 Wellington Street St Ives PE27 5AZ

Applicant: Mr Matthew Dyer

I refer to your application above received on 13 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Floor Details
Condition wording: Prior to installation of the proposed concrete slab, the excavation depths, slab level and section drawings of the edge details where the slab abuts the wall fabric shall be submitted to the Local Planning Authority for approval in writing and thereafter the floors shall be excavated to the approved depth, the concrete slab shall be laid to the approved levels and the edge details shall be constructed in accordance with the approved drawings.
Reason - To avoid harm to the special interest 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 13th February 2025
- Detail of proposed solid concrete floor, drawing number 270 - received by the LPA on 13th February 2025

Assessment:
HDC's Conservation Officer has reviewed the submitted details and states that they show the insertion of a concrete slab and localised tanking of the existing wall. Although this approach is not normally acceptable in historic buildings, in this case the building floods frequently and this approach has been chosen to try and prevent flood water penetrating

deep into the soft red brickwork during flood events. Therefore the proposed details are acceptable in this instance and would avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Conclusion:
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 sincerely



Clara Kerr
Chief Planning Officer
Date: 27 March 2025