Our Ref: 25/80019/COND
Your Ref: 7 The Mallards, St Ives

27 March 2025

Mr Chris McCrae
Campbell McCrae Ltd
Chapel House
5 The Stiles
Godmanchester
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Pathfinder House, St Mary's Street
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Dear Mr McCrae

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

Proposal: Discharge of Condition 3 (Materials), 4 (Landscaping) and 5 (Bin Storage) of 24/00431/FUL.

Site address: 7 The Mallards St Ives PE27 6HT

Your client: Mr Zaghum Ali

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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Dear Mr McCrae

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

Proposal: Discharge of Condition 3 (Materials), 4 (Landscaping) and 5 (Bin Storage) of 24/00431/FUL.

Site address: 7 The Mallards St Ives PE27 6HT

Applicant: Mr Zaghum Ali

I refer to your application above received on 30 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

**Condition 3 - Materials**
Condition wording:

Notwithstanding the details submitted, no development shall take place above slab level, other than demolition, until details of all external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason - To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Plans:

Condition 3 - Proposed Materials ref 22363_04 dated January 2025 and received by the Local Planning Authority on the 30th of January 2025.

Consultee comments:

No consultations were required as part of this application.

Conclusion:

The submitted details accord with the requirements of the condition. Whilst the colour of the cladding is not specific at this stage (two options given) there is a clear variance in the palette of materials in the locality with Cedral and UPVC cladding (various colours) alongside stone and hanging tile all evident. Therefore, whichever colour is selected this will not result in an incongruous addition nor alter the character of the area. Overall, the aims of Policies LP12 and LP34 of the Local Plan will be met and the submission element condition 3 of 24/00431/FUL can be discharged, it remains for the works to be carried out in accordance with the approved details.

**Condition 4 - Landscape**
Condition wording:

No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;
Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Plans:

Conditions 4 & 5 - Landscaping & Refuse Storage ref 22363_05 dated January 2025 and received by the Local Planning Authority on the 30th of January 2025.

Consultee comments:

No consultations were required as part of this application.

Conclusion:

The details submitted comply with the terms of the condition and Officers are satisfied that the resultant development will assimilate well with its surroundings and accord with the relevant policies listed within the condition. As such, the submission element of condition 4 of 24/00431/FUL can be discharged. It remains for the works to be carried out in accordance with the approved details.

**Condition 5 - Bin storage**
Condition wording:
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the provision of bin stores for use in connection

with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.
Reason - To ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Plans:

Conditions 4 & 5 - Landscaping & Refuse Storage ref 22363_05 dated January 2025 and received by the Local Planning Authority on the 30th of January 2025.

Consultee comments:

No consultations were required as part of this application.

Conclusion:

The details submitted comply with the terms of the condition and Officers are satisfied that the provision will achieve the aims of the condition and policy listed therein. As such, the submission element of condition 5 of 24/00431/FUL can be discharged. It remains for the works to be carried out in accordance with the approved details.

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