Our Ref: 24/80366/COND
Your Ref: Discharge of conditions

27 March 2025

Mr Graham Kirk
20 Church Street
Stilton
Cambridgeshire
PE7 3RF

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

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

Proposal: Discharge of conditions 3 (sample brick panel), 4 (sample roofing material) and 5 (detailed drawings) of 21/02328/HHFUL

Site address: 20 Church Street Stilton Peterborough PE7 3RF

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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Mr Graham Kirk
20 Church Street
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PE7 3RF

Our Ref: 24/80366/COND
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27th March 2025

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

Proposal: Discharge of conditions 3 (sample brick panel), 4 (sample roofing material) and 5 (detailed drawings) of 21/02328/HHFUL

Site address: 20 Church Street Stilton Peterborough PE7 3RF

I refer to your application above received on 22 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Sample brick panel
Condition wording: Prior to development above slab level, a sample brick panel of 1m2 erected on site illustrating brick, bonding and mortar colour shall be made available to view on-site for assessment by the HDC Conservation Officer for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Submitted information:
- Application Form - received by the LPA on 30th December 2024
- Drawing 18020/01 Existing Ground plan and elevations - received by the LPA on 11th February 2025
- Drawing 19005/02 Ground plan, elevations and section drawings - received by the LPA on 11th February 2025
- Drawing 19005/03 plan and section drawings - received by the LPA on 11th February 2025

Assessment:

The Conservation Officer has assessed the submitted drawings and photographs which are considered to be sympathetic to the significance of the character of the Listed Building and the submitted information is considered to be sufficient to discharge condition 3.

Conclusion:
Condition 3 is hereby discharged in full.

Condition 4 - Sample roofing material
Condition wording: Prior to development above slab level, a sample of the proposed roofing material shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Submitted information:
- Application Form - received by the LPA on 30th December 2024
- Drawing 18020/01 Existing Ground plan and elevations - received by the LPA on 11th February 2025
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- Drawing 19005/03 plan and section drawings - received by the LPA on 11th February 2025

Assessment:
The Conservation Officer has assessed the submitted drawings and photographs which are considered to be sympathetic to the significance of the character of the Listed Building and the submitted information is considered to be sufficient to discharge condition 4.

Conclusion:
Condition 4 is hereby discharged in full.

Condition 5 - Detailed drawings
Condition wording: Prior to development above slab level, detailed scale elevation and section drawings of the structure of the proposed extension including its junctions with the main Farmhouse and glazed panels and doors including glazing bars, reveals and details of materials and finishes, shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of safeguarding the character of a Building of Special Architectural or Historic Interest in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Submitted information:
- Application Form - received by the LPA on 30th December 2024
- Drawing 18020/01 Existing Ground plan and elevations - received by the LPA on 11th February 2025
- Drawing 19005/02 Ground plan, elevations and section drawings - received by the LPA on 11th February 2025
- Drawing 19005/03 plan and section drawings - received by the LPA on 11th February 2025

Assessment:

The Conservation Officer has assessed the submitted drawings and photographs which are considered to be sympathetic to the significance of the character of the Listed Building and the submitted information is considered to be sufficient to discharge condition 5.

Conclusion:
Condition 5 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