Our Ref: 24/80335/COND
Your Ref: 5136 111 High Street LBC cond...

27 November 2024

Mr Steven Brown
SMG Architects
The Studio
St Peters Road
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Pathfinder House, St Mary's Street
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Dear Mr Brown

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

Proposal: Discharge of Conditions 3 (roof details) and 4 (window details) for 22/01901/LBC

Site address: 111 High Street Brampton Huntingdon PE28 4TQ

Your client: Morag Small

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

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27th November 2024

Dear Mr Brown

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

Proposal: Discharge of Conditions 3 (roof details) and 4 (window details) for 22/01901/LBC

Site address: 111 High Street Brampton Huntingdon PE28 4TQ

Applicant: Morag Small

I refer to your application above received on 2 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Refused

Condition 3 - Details
No works or demolitions, hereby approved to the bathroom roof, shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority. A detailed drawing showing the impact of the revised roof pitch of the new bathroom roof on the catslide roof above the kitchen. The technical detail at scale 1:5 shall indicate if any part of the catslide roof is to be removed to facilitate the new bathroom roof and details of any waterproofing of the junction hereby formed. The works shall be carried out in accordance with the agreed details and retained as such.

Reason: In the interests of visual amenity and the preservation of heritage assets, and in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036.

Documents/Drawings:
Section Detail ref; 207, received by the Local Planning Authority on the 2nd October 2024
Valley Gutter Plan ref; 208, received by the Local Planning Authority on the 2nd October 2024

Assessment:
The Conservation Officer has been consulted on this application and is unable to support the discharge of the condition, as the submitted drawings do not provide sufficient information. They have noted that there is inaccuracy in the constructional section of the catslide roof. The valley gutter does not match the gradient/ angle of the proposed plan elevation and appears to suggest that the lower sections of the catslide roof joists will be removed. This drawing does not reflect the arrangement or junction of the roofs on site.

Condition 3, therefore is not discharged.

Condition 4 - Window Details
A detailed drawing showing the impact of the revised roof pitch of the new bathroom roof on the catslide roof above the kitchen. The technical detail at scale 1:5 shall indicate if any part of the catslide roof is to be removed to facilitate the new bathroom roof and details of any waterproofing of the junction hereby formed. The works shall be carried out in accordance with the agreed details and retained as such.

Reason: In the interests of visual amenity and the preservation of heritage assets, and in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036.

Documents/Drawings:
Proposed and Existing Window Details ref; 209, received by the Local Planning Authority on the 2nd October 2024
Proposed and Existing Window Details Sheet 2 ref; 210, received by the Local Planning Authority on the 2nd October 2024
Window Details ref; 211, received by the Local Planning Authority on the 2nd October 2024

Assessment:
The Conservation Officer has been consulted on this application and is unable to support the discharge of the condition due to the lack of accuracy between the submitted details. Drawings 209 and 210 show stormproof casement windows, however the construction section details shown on drawing 211 indicate the window frame to be flush with the outer frame.

The sections on drawing 211 show an irregularity and inconsistency in the drawings, the left hand section shows a double glazed unit of 24mm but the right hand detail showing the glazing bar indicates a double glazed unit of 12mm. The Conservation Officer believes that it will not be possible to achieve a structural glazing bar with 24mm units.

Condition 4, therefore is not discharged.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 27 November 2024

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Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse the approval of details required by condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If an enforcement notice is or has been served relating to the same or substantially the same development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, OR within 12 weeks of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
Further details can be found on the .GOV.UK website (https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries).