Our Ref: 25/80035/COND
Your Ref: 295 Priory Centre

13 March 2025

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Dear Sir/Madam

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

Proposal: Discharge of Condition 4 (Architectural details) for 24/00515/HDC

Site address: Priory Centre Priory Lane St Neots PE19 2BH

Your client: Huntingdonshire District Council

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

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Dear Sir/Madam

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

Proposal: Discharge of Condition 4 (Architectural details) for 24/00515/HDC

Site address: Priory Centre Priory Lane St Neots PE19 2BH

Applicant: Huntingdonshire District Council

I refer to your application above received on 10 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 4 - Architectural details
Condition wording:
"Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
(a) Window and door reveals, cills and headers, including tax windows / doors;
(b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;
(c) Eaves and verge details and the treatment of parapet copings;
(d) Details of the 'hit and miss brick detailing' labelled A3 on the submitted elevations with a section drawing showing the ventilation panels behind;
(e) Details of the 'recessed / projecting / omitted header and alternate brick choice headers' labelled A10 on the submitted elevations;
(f) The colour, treatment and finish of the proposed acoustic louvered plant screen;
Details of the product name and manufacturer should be provided where appropriate.
The 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 and the setting of heritage assets in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036."

Submission:
a. AOC295_DD_500, AOC295_DD_501, AOC295_DD_503, AOC295_DD_600, AOC295_DD_601 P2, AOC295_DD_602, AOC295_DD_603, AOC295_DD_610, AOC295_DD_611, AOC295_DD_612, AOC295_DD_613, AOC295_GA_250, AOC295_GA_251
b. 295_SK_250207_01 PROPOSED North Elevation, 295_SK_250207_02 PROPOSED East Elevation, 295_SK_250207_03 PROPOSED South Elevation, 295_SK_250306_01 PROPOSED West Elevation, 295_SK_250207_05 PROPOSED Roof Plan
c. AOC295_DD_100, AOC295_DD_208, AOC295_DD_209, AOC295_DD_210, AOC295_DD_225, AOC295_DD_245, AOC295_DD_246, AOC295_DD_250, AOC295_DD_279, AOC295_DD_280, AOC295_DD_281, AOC295_DD_282, AOC295_DD_283, AOC295_DD_613, AOC295_SK250207_06
d. AOC295_DD_610, AOC295_DD_611, AOC295_DD_612, AOC295_SK250207_07
e. AOC295_DD_283
f. AOC295_DD_283

Officer assessment (including Urban Design Officer's comments):
a) Window and door reveals, cills and headers, including tax windows / doors:
Windows and doors have various reveal depending on the location within new and existing sections of brick wall. The Urban Design Officer has reviewed all window and door reveals and considers that these are acceptable.

Cills and headers: The proposed precast concreate lintels (reflecting existing lintels), brick lintels, existing curved soldier course headers and precast reconstituted stone cills are acceptable. The 'Terracotta Smooth Cast Texture' precast concrete cills proposed for the north extension are acceptable and are as approved under the C3 Materials submission 24/80406/COND.

Tax windows: Sections of hit and miss brickwork have a reveal depth of 28mm and 30mm as shown on dwg 295_DD_603 P1, 295_DD_602 P1, 295_DD_603 P1, 295_DD_611 P1 and 295_DD_612 P1 and are acceptable.

b) The arrangement of SVPs, roof vents and the areas of RAL 1035 Pearl Beige Louvres are acceptable.

c) Eaves and verge details and the treatment of parapet copings:
The proposed aluminium coping (dormer window, north extension and link) and preformed aluminium trim (river room and bookable rooms) are acceptable in design terms. The corbelled brick detail on the existing building (shown on dwg 295_DD_613 P1) is also acceptable.

d) Details of the 'hit and miss brick detailing' labelled A3 on the submitted elevations with a section drawing showing the ventilation panels behind:
The location of hit and miss brick detail is shown on dwg AOC295_SK250207_07. The hit and mix brickwork is shown setback 28mm from the outer face of brickwork / existing brickwork on drawings AOC295_DD_610, AOC295_DD_611, AOC295_DD_612, with either louvers, an inward opening window or sash window (north extension) behind. The A3 brick detail is acceptable in design terms.

e) Details of the 'recessed / projecting / omitted header and alternate brick choice headers' labelled A10 on the submitted elevations:
The A10 detail comprises sections of hit and miss brickwork above three courses of projecting brickwork, with 10 courses of hit and miss brickwork with 20mm recessed brick headers and 5 courses of hit and miss brickwork with open gaps above (to the parapet) on the north extension. The A10 brick detail is acceptable in design terms.

f) The colour, treatment and finish of the proposed acoustic louvered plant screen:
The RAL 8028 matt finish metal acoustic louvre screen surrounding the plant on the north extension is acceptable in design terms.

Overall, it is considered that the proposed architectural details would ensure a high quality development and the external appearance of the development would not detract from the character and appearance of the area and the setting of heritage assets in accordance with Policies LP11, LP12 and LP34 of the Local Plan.

Conclusion:
Condition 4 is discharged. It remains for the development 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 faithfully



Clara Kerr
Chief Planning Officer
Date: 13 March 2025