Our Ref: 25/80048/COND
Your Ref: 295 Priory Centre

13 March 2025

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Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of Condition 6 (Window internal screening detail) and 14 (Drainage Scheme) of 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 6 (Window internal screening detail) and 14 (Drainage Scheme) of 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 14 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 6 - Window internal screening detail
Condition wording:
"Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of the 'internal fixed timber screening to inner face of glazing to reduce risk of privacy overlooking' (labelled E5 on drawing 295_GA_120 Rev P2), including the treatment and height of the internal timber screening has been submitted and approved in writing by the Local Planning Authority. The development shall not be occupied/brought into use until the internal fixed timber screening to the inner face of the glazing has been fitted with and shall thereafter be retained in accordance with the approved details.
Reason - To prevent overlooking and loss of privacy to the adjoining property in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036."

Submission:
295_DD_253 PROPOSED Bookable Privacy Screen Details
295_DD_252 PROPOSED Bookable Privacy Screen Details

295_DD_251 PROPOSED Bookable Privacy Screen Details
295_DD_214 PROPOSED Auditorium Privacy Screen Details
295_DD_213 P1 PROPOSED Auditorium Privacy Screen Details
295_DD_212 P1 PROPOSED Auditorium Privacy Screen Details
295_DD_211 P1 PROPOSED Auditorium Privacy Screen Details

Consultation:
HDC's Urban Design Officer has recommended the discharge of condition 6.

Assessment:
The proposed internal screening relates to the first-floor dormer window within the main auditorium and the south facing window of the first floor bookable room G1.13. These windows are labelled E5 on approved drawing 295_GA-120 P2.

Dormer window internal screen - the screen comprises 4 equal 28mm thick veneered MDF louvers each 1948mm high (rising 2303mm above FFL). Each louver is approximately 356mm wide, spaced 240mm apart and are angled 24 degrees to the window, directing views away from Priory House opposite. The six 3D viewpoints included on dwg 295_DD_212 P1, 295_DD_213 P1 and 295_DD_214 P1 shows the proposed louvers would screen views of the west facing windows within Priory House, directly opposite the Priory Centre dormer window.

Bookable room internal screen - the screens comprise 4 equal 28mm veneered MDF louvers each approximately 1397mm high (rising approximately 2317mm above FFL). Each louver is approximately 230mm wide, spaced 200mm apart and are angled 16 degrees to the window. The three 3D viewpoints included on dwg 295_DD_252 P1 shows that the panel widths and alignment directs views away from the rear garden of Priory House to the east of the Priory Centre.

Conclusion:
The internal screens are considered acceptable in design terms and would prevent overlooking and loss of privacy to adjacent dwellings in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Condition 6 is discharged.

Condition 14 - Drainage scheme
Condition wording:
"No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by Simple Works (ref: 1940) dated 2nd August 2024 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.
Reason - To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies LP5, LP14, LP15 and LP30 of the Huntingdonshire Local Plan to 2036."

Submission: Drainage management and maintenance schedule, Simple Works, Ref: 1940, Dated: February 2025
CCTV survey, Solum Surveying, Ref: 11285, Dated: November 2023

Consultation:

The Local Lead Flood Authority have reviewed the above and based on these can recommend discharge of condition 14.

Assessment:
The submitted documents demonstrate that surface water can be managed through the use of the existing surface water drainage system. A CCTV survey has been provided which shows multiple defects, these defects are to be repaired/replaced during the works. A management and maintenance plan has also been provided. Subject to the development being carried out in accordance with the submitted surface water drainage scheme, this would prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies LP5, LP14, LP15 and LP30 of the Huntingdonshire Local Plan to 2036.

Conclusion:
Condition 14 is discharged.

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