Our Ref: 25/80052/COND
Your Ref: Stonely Planning Phase 2

13 March 2025

Mr Adrian Cook
Cook and Cook Consultancy Ltd
2 Water Lane
Oakington
Cambridge
CB24 3AL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Mr Cook

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 3 (Materials),4 (Materials) and 5 (Openings) of 22/00793/FUL

Site address: Stonely House 37 - 41 Main Road Stonely St Neots

Your client: Mr Thomas Salkield

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

01480 388424

www.huntingdonshire.gov.uk

Mr Adrian Cook
Cook and Cook Consultancy Ltd
2 Water Lane
Oakington
Cambridge
CB24 3AL

Our Ref: 25/80052/COND
Your Ref: Stonely Planning Phase 2

13th March 2025

Dear Mr Cook

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

Proposal: Discharge of conditions 3 (Materials),4 (Materials) and 5 (Openings) of 22/00793/FUL

Site address: Stonely House 37 - 41 Main Road Stonely St Neots

Applicant: Mr Thomas Salkield Atomica Limited

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 3 - materials
Condition wording:
"Prior to the commencement of development above ground floor slab level, samples of the external materials (roofing, brick, rainwater goods) to be used in the construction of the proposed house, garages and garden wall shall be submitted to the Local Planning Authority for approval in writing by Local Planning Authority and thereafter the development shall be constructed with those approved materials.
Reason - In the interests of visual amenity in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036."

Submitted details:
Brick sample board, Marley ACME plain clay tile and black plastic gutter sample have been submitted .

Consultation comment:
Conservation: The samples accord with the approved elevations and are acceptable.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the conservation officer and conclude that the information submitted is sufficient and acceptable to discharge condition 3.

Condition 3 is discharged in full.

Condition 4 - Materials
Condition wording:
"Prior to the commencement of the development hereby approved, a sample brick panel of approximately 1.00m x 1.00m shall be constructed on site showing the brick type, mortar and bonding for the external brickwork to be approved in writing by the Local Planning Authority. The external brickwork shall be completed in accordance with the approved sample panel.

Reason - In the interests of visual amenity in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036."

Submitted details:
Photograph of sample panel.

Consultation comment:
Conservation: The proposed Original Gault Blend brick is representative of the Conservation Area which is predominantly Gault brick. Stretcher bond and the light coloured mortar are acceptable for the new build elements.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the conservation officer and conclude that the information submitted is sufficient and acceptable to discharge condition 4.

Condition 4 is discharged in full.

Condition 5 - openings
Condition wording:
"Prior to the commencement of development above ground floor slab level, manufacturers details of all windows and roof lights shall be submitted to the LPA for approval in writing and thereafter the development shall be constructed in accordance with the approved details.

Reason - In the interests of the character and appearance of the conservation area and setting of Stonely House."

Submitted details:
Manufacturers sales brochure, schedule and joinery details for sash window, roof light and French doors.

Consultation comment:
Conservation: The proposed windows and doors are in timber and the design reflects the approved drawings. The roof lights reflect those on the Proposed Garage elevations. The proposed windows, doors and roof lights are acceptable.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the conservation officer and conclude that the information submitted is sufficient and acceptable to discharge condition 5.

Condition 5 is 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: 13 March 2025