Our Ref: 24/80428/COND
Your Ref: Harbins Lane Abbotsley Condit...

13 January 2025

Mr Graham Bloys
Construct Reason Limited
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Dear Mr Bloys

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

Proposal: Discharge of condition 3 (External materials) of 23/01024/FUL

Site address: Land South Of Harbins Farm Harbins Lane Abbotsley

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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13th January 2025

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

Proposal: Discharge of condition 3 (External materials) of 23/01024/FUL

Site address: Land South Of Harbins Farm Harbins Lane Abbotsley

I refer to your application above received on 5 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 3 - External materials
Condition 3 of 23/01024/FUL (External Materials) states:

"No development shall take place above slab level, other than demolition, until details of the external materials (including but not limited to), roof materials, brickwork, cladding, doors, windows, rainwater goods, soffits and fascias to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. 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 or the wider countryside and Conservation Area in accordance with Policies LP10, LP12 and LP34 of the Huntingdonshire Local Plan to 2036."

Documents submitted on 6th December 2024 and subsequently considered:

*Schedule of Proposed External Materials (1-page document), unauthored, undated.

*Roof materials:

-Photograph of slate roof, unauthored, undated.
-Roof Slate specification sheet indicating "CHATSWORTH (Q100)" (1-page document), by Northern Slate Supplied Limited, undated.

*Windows

Flush Casement Window Specification Sheet (11-page document), by Epwin Window Systems, dated 05.12.2024.

*Brickwork

-Facing Brick Technical Sheet (1-page document), by Camtech Building Products Ltd, undated.

*Cladding

-James Hardie Customiser Document showing black weatherboarding specification (3 Page document), dated 05.12.2024.

*External Doors:

-Specification sheet for door (1-page document), by Rockdoor, undated.

*Rainwater Goods, Soffits and Fascias.
-Schedule of Proposed External Materials (1-page document), unauthored, undated.

Assessment:

Application reference 23/01024/FUL permitted the demolition of an existing agricultural barn to be replaced with the erection of 2no dwellings.

It is noted that parent planning permission 23/01024/FUL was approved noting materials including slate roof, dark stained weatherboarding, painted doors and windows and facing brick plinth.

The proposed brickwork is to be Caprice Orange Red Handmade, which is acceptable.

The roof is proposed to be northern black / grey slate in type "Chatsworth", which is acceptable.

It is proposed to use Hardie Plank Cedar Textured weatherboarding in 'Midnight Black' colour, which is acceptable.

Windows, doors and fascias/bargeboards would be comprised of textured uPVC in agate grey, which is acceptable.

Garage doors would be tambour type in light grey, which is considered acceptable.

Overall, the proposed external materials would ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP10, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Conclusion:

The details submitted relating to Condition 3 of planning reference 23/01024/FUL - received by the Local Planning Authority on 6th December 2024 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works 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 sincerely



Clara Kerr
Chief Planning Officer
Date: 13 January 2025