Our Ref: 24/80444/COND
Your Ref: Broom Lodge condition 4

27 February 2025

Ms Liz King
Liz King Architect
32 High Street
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Dear Ms King

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of Condition 4 (Window Survey) of 24/00441/LBC

Site address: 58 High Street Hemingford Grey Huntingdon PE28 9BN

Your client: Mr Laurie Prentis

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 February 2025

Dear Ms King

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

Proposal: Discharge of Condition 4 (Window Survey) of 24/00441/LBC

Site address: 58 High Street Hemingford Grey Huntingdon PE28 9BN

Applicant: Mr Laurie Prentis

I refer to your application above received on 18 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 4 - Window Survey
Condition 4 wording:

"Notwithstanding the submitted details, prior to the commencement of works to the windows a detailed survey of the condition of all the windows is to be carried out by a suitably qualified joiner and subsequently a Schedule of Works detailing repairs to the windows or fully justified replacement of the windows or elements thereof shall be created by the suitably qualified joiner. The Schedule of works shall also include details of the re-glazing of windows with high performance ultra slim double-glazed units. The schedule of works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Thereafter the works to the windows shall be undertaken strictly in accordance with the approved Schedule of Works and retained as such unless the LPA gives written permission to any variance.

Reason: In the interests of maintaining the character and appearance of a building of special historical or architectural interest in accordance with Policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036 and the NPPF (2023)."

Documents/Plans submitted:

*Sustainable Retrofit and Remodelling Proposals Existing Windows Conditions Schedule (Revision A - December 2024)
*Window Schedule W1.8, W1.9, W1.10., W1.11 and WG.12 ref A-5031
*Window Schedule WG.8, WG.9, and DG.4 ref A-5029
*Window Schedule W1.6 WG.5, WG.6 ref A5027
*Window Schedule Of Works W1.7 ref A-5028
*Window Schedule WG.7 and DG.3 ref A-5029
*Proposed Ground Floor Plan ref 03-A-1100
*Proposed First Floor Plan ref 03-A-1200
*Window Schedule of Works ref A-5032
*Window Schedule WG.1-4 ref A-5026
*Window Schedule W1.1-5 ref A-5025
*Proposed Elevations A-2000 Rev C

All received by the Local Planning Authority on the 18th of December 2025

Consultee comments:

HDC's Conservation Team have been consulted and have reviewed the submitted details. They are satisfied that the information shows that windows of greater significance will be refurbished and those of lesser significance will be replaced as per the consented scheme. Details of these windows are required to be submitted as per Condition 5 of 24/00441/LBC.

Conclusion:

Having regard to the level of detail provided alongside the comments from specialists it is considered that the submission accords with the requirements of the condition and the resultant works will comply with Policies LP12 and LP34 of the Local Plan to 2036. Condition 4 of 24/00441/LBC is hereby discharged. 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: 27 February 2025