Our Ref: 25/80068/COND
Your Ref: Broadway- Condition 3-4 resub...

16 April 2025

E Mead
The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
PE28 9LJ

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

www.huntingdonshire.gov.uk

Dear Sir/Madam

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

Proposal: Discharge of condition 3 (entrance details) and 4 (fire or acoustic works) of 23/02151/LBC

Site address: First And Second Floor Offices 22 - 24 The Broadway St Ives

Your client: Mr S Daniels

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

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

01480 388424

www.huntingdonshire.gov.uk

E Mead
The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
PE28 9LJ

Our Ref: 25/80068/COND
Your Ref: Broadway- Condition 3-4 resub...

16th April 2025

Dear Sir/Madam

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

Proposal: Discharge of condition 3 (entrance details) and 4 (fire or acoustic works) of 23/02151/LBC

Site address: First And Second Floor Offices 22 - 24 The Broadway St Ives

Applicant: Mr S Daniels

I refer to your application above received on 28 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Entrance details
Condition:

No works shall commence, until a detailed drawing of the proposed works to form the entrance to the second floor flat has been submitted to and approved in writing by the Local Planning Authority. The drawing shall show at a scale of 1:10 internal elevations shall show the wall and entrance door to the flat and the wall to be installed onto of the balustrade wall. The drawing shall include a constructional section of the proposed walls. The works shall be carried out in accordance with the approved detail

Reason

To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Plans:

Entrance Plan 23/01/WD3 received by the Local Planning Authority on the 28th of February 2025.

Consultee comments:

HDC's Conservation Team have reviewed the submitted document and are satisfied that the details satisfy the requirements of the condition and policies contained therein.

Conclusion:

Given the level of detail submitted alongside the favourable comments from specialists (as above), it is considered that the submission element of Condition 3 of 23/02151/LBC is discharged. it remains for the works to be completed in accordance with the approved details.

Condition 4 - Fire or acoustic works
Condition:

No works shall commence, until a detailed drawing of any proposed works to the first and second floors to provide any fire or acoustic separation between the flats has been submitted to and approved in writing by the Local Planning Authority. The drawing shall show at a scale of 1:5 a constructional section of the proposed floors . The works shall be carried out in accordance with the approved details.

Reason:

To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Plans:

*Existing floor section plan ref 23/01/WD4
*Floor section plan ref 23/01/WD2 Rev A

Both received by the Local Planning Authority on the 28th of February 2025.

Consultee comments:

HDC's Conservation Team have reviewed the submitted document and are satisfied that the details satisfy the requirements of the condition and policies contained therein.

Conclusion:

Given the level of detail submitted alongside the favourable comments from specialists (as above), it is considered that the submission element of Condition 4 of 23/02151/LBC is discharged. it remains for the works to be completed 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: 16 April 2025
Agent