Our Ref: 25/80188/COND
Your Ref: APPLICATION N0S. REF: 23/0198...

15 August 2025

JH Building Restoration Ltd
The Old Tractor Shed
Brook House Farm
Brook End
Catworth
Huntingdon
PE28 0PH

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

www.huntingdonshire.gov.uk

Dear JH Restoration Ltd

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

Proposal: Discharge of Condition 3 (Replacement Bricks) and 4 (Brick Panel) of 23/01989/LBC.

Site address: 87 High Street Brampton Huntingdon PE28 4TQ

Your client: Mrs Ann Leeming

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
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15th August 2025

Dear JH Restoration Ltd

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

Proposal: Discharge of Condition 3 (Replacement Bricks) and 4 (Brick Panel) of 23/01989/LBC.

Site address: 87 High Street Brampton Huntingdon PE28 4TQ

Applicant: Mrs Ann Leeming

I refer to your application above received on 17 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Refused

Condition 3 - Replacement Bricks
Notwithstanding, details submitted in drawings BA.87HS.PO1 Rev B and BA.87HS.PO3 Rev C received by the LPA on 18th October 2023 relating to the works to the Northwest gable, no works shall commence until a schedule of works created by a historic brick specialist is submitted to and approved in writing by the Local Planning Authority. The schedule will include but not be limited to a description and identification of the bricks proposed to be removed and replaced (to include justification in each case for their proposed removal instead of retention) and the specification of use of hand tools only. The works shall be carried out in accordance with the approved schedule.

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

Documents/ Drawings:
Sample brick panel received by the Local Planning Authority on the 17th June 2025
Letter re replacement bricks received by the Local Planning Authority on the 17th June 2025

Assessment:
The submitted documents have been reviewed by the Conservation Officer, who has confirmed that there is insufficient detail as requested under Condition 3 (Replacement Bricks) of planning application 23/01989/LBC, to avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036. The submission does has fulfill the requirements of Condition 3, which states that the proposed Schedule "…will include but not be limited to a description and identification of the bricks proposed to be removed and replaced (to include justification in each case for their proposed removal instead of retention)…".

Condition 3, therefore, is not discharged.

Condition 4 - Brick Panel
No works to the Northwest gable wall, hereby approved, shall commence until a sample brick panel of 1sqm has been prepared on site illustrating the choice of brick, bond, mortar mix and colour to be used in any repairs, details of which shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Documents/ Drawings:
Sample brick panel received by the Local Planning Authority on the 17th June 2025
Letter re replacement bricks received by the Local Planning Authority on the 17th June 2025

Assessment:
The submitted documents have been reviewed by the Conservation Officer, who has noted that the brick sample panel has been prepared ready for inspection however the approval of the sample panel is dependent on the submission and approval of a Schedule of Works as required under Condition 3. Insufficient detail has been submitted to fulfill the requirements of Condition 3 and therefore Condition 4 cannot be discharged in isolation. It has not been demonstrated at this stage that the detailing and materials appropriate to this listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Condition 4, therefore, is not discharged.

Yours sincerely

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 15 August 2025

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Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse the approval of details required by condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If an enforcement notice is or has been served relating to the same or substantially the same development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, OR within 12 weeks of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
Further details can be found on the .GOV.UK website (https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries).

Agent