Our Ref: 25/80059/COND
Your Ref: 111 High Street lbc-(d3-4)

11 April 2025

Mr Martin Cowling
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Dear Mr Cowling

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

Proposal: Discharge of conditions 3 (Details Roof) and 4 (Window Details) of 23/01901/LBC

Site address: 111 High Street Brampton Huntingdon PE28 4TQ

Your client: Morag Small

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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Dear Mr Cowling

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

Proposal: Discharge of conditions 3 (Details Roof) and 4 (Window Details) of 23/01901/LBC

Site address: 111 High Street Brampton Huntingdon PE28 4TQ

Applicant: Morag Small

I refer to your application above received on 21 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 - Details Roof
Condition Wording:
No works or demolitions, hereby approved to the bathroom roof, shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority.
A detailed drawing showing the impact of the revised roof pitch of the new bathroom roof on the catslide roof above the kitchen. The technical detail at scale 1:5 shall indicate if any part of the catslide roof is to be removed to facilitate the new bathroom roof and details of any waterproofing of the junction hereby formed. The works shall be carried out in accordance with the agreed details and retained as such.

Reason:
In the interests of visual amenity and the preservation of heritage assets, and in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036.

Documents/ Drawings:

- Bathroom roof general arrangement Section BB drawing reference 111HS/SK01B received by the Local Planning Authority on 2nd April 2025
- Valley Roof Section AA drawing reference 111HS/SK02B received by the Local Planning Authority on 2nd April 2025
- Proposed Axonometric drawing reference 111HS/SK06A received by the Local Planning Authority on 2nd April 2025

Consultation:
HDC Conservation Team were consulted and consider the revised drawings accurately indicate the impact of the proposed works on the existing roof and are acceptable.

Conclusion:
Officers have considered the comments made by the HDC Conservation Officer and have reviewed the accompanying documents and consider that the details submitted are acceptable and sufficient to discharge the condition.

Therefore Condition 3 is discharged in full.

Condition 4 - Window Details
Condition Wording:
Not withstanding the submitted window details, shown on the drawing entitled proposed window and door details drwg 5136/109B the design of the windows are hereby not approved.
Prior to the installation of the new windows to the kitchen and the bathroom a detailed constructional drawing shall be submitted to and approved in writing by the Local Planning Authority.
The information submitted for the new windows will include a drawing at scale 1:5 of each new window including its elevation, method of opening and constructional section and a 1:1 detail of the proposed glazing bars. The works shall be undertaken in accordance with the approved details and retained as agreed thereafter.

Reason:
In the interests of visual amenity and the preservation of heritage assets, and in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036.

Documents/ Drawings:
Door Elevation drawing reference 111HS/SK04 received by the Local Planning Authority on 21st February 2025
Window Elevations drawing reference 111HS/SK03 received by the Local Planning Authority on 21st February 2025
Typical Heritage Casement Detail received by the Local Planning Authority on 21st February 2025
Typical Heritage Door Detail received by the Local Planning Authority on 21st February 2025

Consultation:
HDC Conservation Team were consulted and consider the typical casement details which indicate flush fitting casements, typical heritage door detail, window and door elevations are all acceptable.

Conclusion:
Officers have considered the comments made by the HDC Conservation Officer and have reviewed the accompanying documents and consider that the details submitted are acceptable and sufficient to discharge the condition.

Therefore Condition 4 is therefore 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: 11 April 2025
Agent