



THA Design  
ARCHITECTS

**668 CEDAR LODGE NORTH SIDE STEEPLE ASTON OX25 4SE**

CONDITION COMPLIANCE APPLICATION ( Ref ; 23/02833/F & 23/02834/LB )

SUPPLEMENTAL INFORMATION – To be read in conjunction with attached additional details and `Visual Reference Sheets`

As required by the issued Decision Notice dated 13th February 2024 we have set out below detailed responses to the following Conditions for which written approval is sought from Cherwell District Council for the following Conditions;

*3. Prior to the re-roofing works hereby approved, samples of the slate to be used to make up any shortfall shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the samples so approved.*

Response; The lower roof over the single storey element is covered with manufactured tiles (Chrysatile) containing white asbestos – as identified by a licensed surveyor Graham Willington BIOH. These elements will be carefully removed and replaced with a salvaged blue/black slate to match the exiting natural slate roofing on site. A good percentage of natural slates will be re-used from the higher barn roof – See also Visual Reference Sheet.

*4. Prior to any demolition works hereby approved, a brick sample panel to demonstrate brick type, colour, texture, face bond, mortar and pointing profile (minimum 1m2 in size) of the structures and the brick plinth of the restored greenhouse shall be constructed on site, inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be constructed in strict accordance with the approved brick sample panel.*

Response; The bricks that form the plinth to the present lean-to glass house are in a poor state and will be removed and set aside as part of the planned demolition of this derelict structure. Salvaged second-hand bricks will be sourced from local salvage suppliers and suitable slop mould red stock clay facing bricks will be selected for the reconstructed plinth – See also Visual Reference Sheet.

*5. Notwithstanding the details submitted, no glazing to any window openings shall be replaced unless and until a justification for the replacement of the window with slimline double-glazed units for each historic window to be replaced has been submitted to and approved in writing by the Local Planning Authority. The windows shall be replaced strictly in accordance with the approved details.*

Response; New glazed units will be 14mm `heritage` sealed double glazed: 4 | 6 | 4mm units that combine all the performance benefits of a modern window with the authentic look and feel of a traditional window. and because they are factory-made, with factory-applied paints and glazing systems, they will offer a long service life of over 60 years. – See also Visual Reference Sheet.

*6. Notwithstanding the indicative drawings submitted with the application, no doors windows or rooflights or inner glazing to doors shall be replaced installed or added unless and until full details of each replacement door, window, rooflight and glazing to doors hereby approved, at a scale of 1:20 including cross sections at scale 1:5, cill, lintel and recess detail and colour/finish, have been*

*submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building strictly in accordance with the approved details.*

Response; Joinery drawings were included in the original submission and are also attached for reference purposes. Cills and lintels will all retain or replicate the existing. New entrance doors and replacement stable doors will be set on a weathered Class B blue brick cills – See also Visual Reference Sheet.

*7. Prior to the creation of the new opening between the shower/plant room and the garden lounge hereby approved, full details of the proposed opening and steps between the shower/plant room and the garden lounge hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. The doors and windows and steps shall not be installed other than in strict accordance with the approved details.*

Response; See attached detail section of the new opening/steps through an existing stone wall.

*8. Prior to the installation of new rainwater goods details of the proposed rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.*

Response; Existing rainwater goods are upvc and defective. The rainwater goods will be replaced with 'Cascade' Cast Iron Effect Rainwater System comprising; 115mm deep-style black gutter and 68mm round downpipe with cast style spigotted connectors. See also Visual Reference Sheet.

*9. Prior to the construction of the glazed link full details and sections at a scale of 1:20 with 1:5 sections of the proposed roof, eaves and verges shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.*

Response; An insulated zinc roof will be installed and finished with zinc ridge and eaves gutter details – all in accordance with BBA certified systems for zinc roofing - See also Visual Reference Sheets.

*10. Prior to the upgrading works to the former coach house and stables range full details of pipe runs shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.*

Response Details of flow and return pipework from and to the outdoor pool are attached. In addition details of distribution pipework and installations are also attached 668.09A; Schematic Building Services Installations.