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| Appellant | : | Mr J Granger |
| Appeal Site | : | Chancel Cottage, Fir Lane, Steeple Aston, OX25 4SF |
| Description of Development | : | Internal alterations, external alterations (including insertion of six rooflights), demolition of attached outbuildings and erection of single storey extension |
| LPA Reference | : | 14/01552/F and 14/01601/LB |
| Planning Inspectorate Reference | : | APP/C3105/Y/15/3138337 |

**Suggested Conditions for the Listed Building Application**

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

1. All work of demolition of any part of the building shall be carried out by hand methods only and without the use of machinery.

Reason: To safeguard the preservation and retention of all parts of the existing historic building(s) and to comply with Policy ESD15 of the adopted Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. Prior to the commencement of the extension hereby approved, samples of the materials to be used in the construction of the extension and the construction of the replacement chimneys hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the adopted Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. Prior to the commencement of the development, full details of the doors and windows, including the roof-lights, 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. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the adopted Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. The roof of the development hereby approved shall be covered with natural stone slates which shall be laid in courses diminishing in width from the eaves to the ridge of the roof in accordance with the traditional practice in the locality.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the adopted Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. Any remedial stonework necessary for the repair or making good shall be carried out in natural stone of the same type, texture, colour and appearance as the stone on the existing building and shall be laid, dressed, coursed and pointed to match that of the existing building.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the adopted Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.

**Suggested Conditions for the Planning Application**

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

1. Prior to the commencement of the extension hereby approved, samples of the materials to be used in the construction of the extension and the construction of the replacement chimneys hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

1. The roof of the development hereby approved shall be covered with natural stone slates which shall be laid in courses diminishing in width from the eaves to the ridge of the roof in accordance with the traditional practice in the locality.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the adopted Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.

1. Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.

Reason: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

1. Prior to the commencement of the development, full specification details (including construction, layout, surfacing and drainage) of the turning area and 2no. parking spaces within the curtilage of the site, arranged so that motor vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.

Reason: In the interests of highway safety, to ensure the provision of off-street car parking and to comply with Government guidance contained within the National Planning Policy Framework.