

# McLaren.Excell

## Chancel Cottage

17/00005/F & 1700006/LB

Planning Conditions

February 2018

Introduction


The following document looks to outline how we intend to satisfy all of the Planning and Listed Building conditions outlined in Planning conditions documents 17-00005-F and 17-00006-LBC.

Herein the table below summarises each condition and how they will be fulfilled, including supporting information and details where appropriate.

Where conditions do not require further details to be submitted and explicitly approved, we have summarised how we intend to fulfil the condition. We would request that the Council advise if you disagree with our intended approach.

In some cases conditions require further details to be submitted and approved by the Council. Where available, this information has been provided. In other cases, further information will follow. We have clearly indicated where we have provided the information requested by the Council and as such should be considered a formal application for approval.

Condition Description	Planning Permission Condition Ref: 17/00005/F	Planning Permission Condition Ref: 17/00006/LBC	Requires Explicit Council Approval	Formal Application for Discharge included Herein	Comments
Development commencement date	Condition 1	Condition 1	No		Express consent not required
Development in accordance with plans and documents	Condition 2	Condition 2	No		Express consent not required
Works to match original adjacent works	n/a	Condition 3	No		Express consent not required
Details of internal alterations and methods	n/a	Condition 4	Yes	Yes	
Details of external construction works	n/a	Condition 5	Yes	Yes	
Stone sample panel	Condition 3	Condition 6	Yes		To be undertaken on site
Doors, windows and glazing details 1:20	Condition 4	Condition 7	Yes	Submitted- Awaiting Discharge	17/00586/DISC
Details of how extension will attach existing	Condition 5	Condition 8	Yes	Yes	
Schedule of externally facing materials	Condition 6	n/a	Yes	Submitted- Awaiting Discharge	17/00586/DISC
Roof of development to be covered in natural stone slates	Condition 7	Condition 9	No	Submitted	Express consent not required
Measures to strengthen (structural details)	n/a	Condition 10	Yes	Yes	
Details of design and finish of rooflights	n/a	Condition 11	Yes	Submitted- Awaiting Discharge	17/00586/DISC
Details written and photographic record	n/a	Condition 12	No	Yes	Express consent not required
Means of access between land and highway	Condition 8	n/a	Yes	No	
Specification of the turning area and 2.no parking spaces.	Condition 9	n/a	Yes	No	

 **SUBMITTED AS PART OF APP 17/00586/DISC OR DO NOT REQUIRE EXPRESS APPROVAL**

 **INCLUDED WITHIN THIS DOCUMENT**

 **OUTSTANDING**

Condition 4 : 17/00006/LBC

[FORMAL APPLICATION FOR DISCHARGE- AWAITING STRUCTURAL ENGINEERS INFORMATION]

*Prior to the commencement of the development hereby approved, details of all internal alterations and the methods, materials and components to be used in the works shall be submitted to and approved in writing by the Local Planning Authority. Works shall include (but are not limited to) structural strengthening, timber re-jointing, re-plastering, ceilings (rafters and purlins), providing service routes and alteration, flooring, replacement or maintenance of architectural features. The development shall be completed in accordance with the approved details and retained as such thereafter.*

*Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.*

Internal Architectural features :

re-plastering- Where areas of existing lime plaster and lath have fallen in, or been removed, it will be replaced with available laths on site, or with stainless steel expanded metal lath fixed to the joists or studs. The lime plaster will be built up in 2-3 coats to achieve a fine plastered finish ready for decoration. Again, lime plaster to be supplied ready-mixed by Lime Technology. (<https://limetec.co.uk>)

Flooring- All original floorboards will be sympathetically removed, sanded down, refinished and then re laid in their existing positions. Where the flooring is not original i.e. The existing kitchen, the first floor third bedroom and the second floor lost space the existing flooring will be removed and replaced.

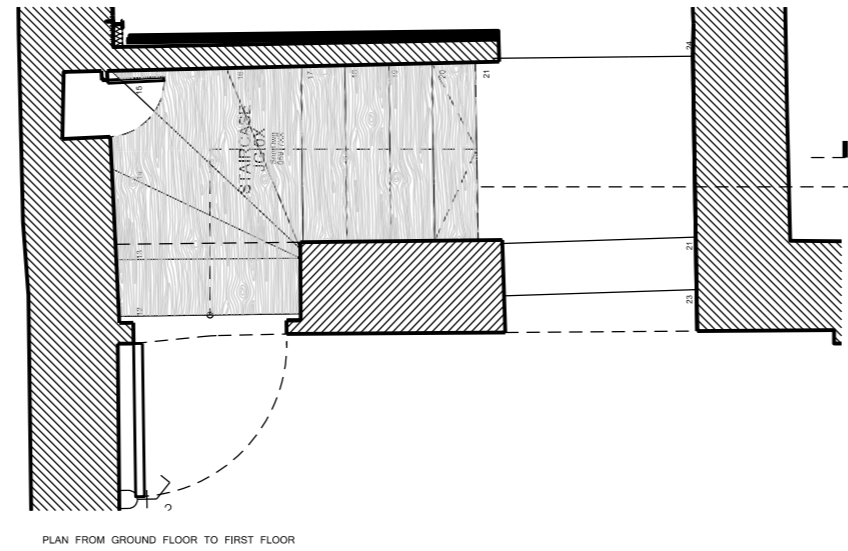
Window seats- The first and ground floor internal window seats will all be retained. The existing window seats will be stripped, sanded and made good ready for decoration.

**FOR INTERNAL REMEDIAL STRUCTURAL WORKS PLEASE REFER TO STRUCTURAL ENGINEERS INFORMATION IN APPENDIX 1**

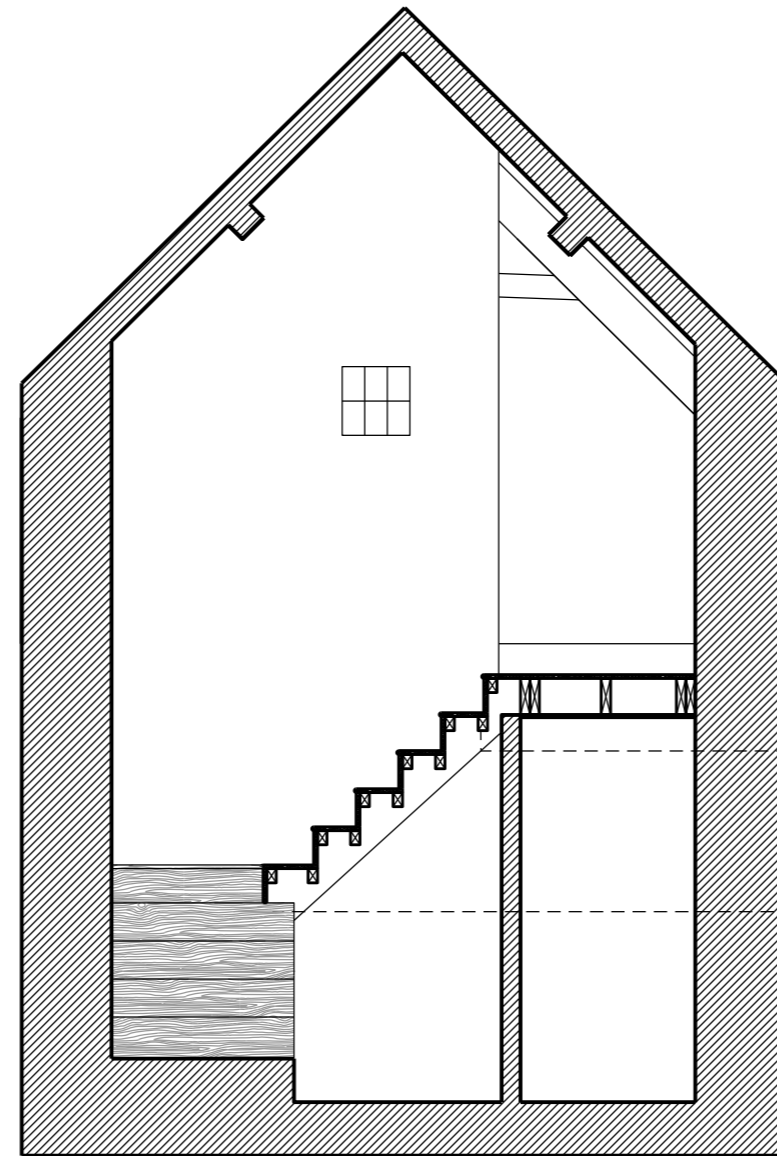


Condition 4 continued

Original staircase from ground floor to first floor - The existing staircase will be protected for the duration of the building works. Where possible due to its condition, the existing staircase will be retained in full. The existing staircase carcass will be sanded down and any cracks, defects or rotten timber will be made good. The existing timber treads will be made good, sanded down and sealed.



EXISTING TIMBER TREADS TO BE SYMPATHETICALLY REMOVED SANDED DOWN AND MADE GOOD, READY TO BE RE INSTALLED.



EXISTING TIMBER STAIRCASE CARCASS TO HAVE ALL ROTTEN TIMBER REMOVED AND MADE GOOD.

EXISTING TIMBER TREADS TO BE SYMPATHETICALLY REMOVED SANDED DOWN AND MADE GOOD, READY TO BE RE INSTALLED.



Existing Timber Stairs



Existing Timber Stairs from below, the black mould from damp ingress into the existing stairs will need to be addressed or removed if the timber is completely rotten.



Existing Timber Stairs



Condition 4 continued

The Stair case from the first floor to the second floor loft space is not original, however the staircase carcass depending on its condition will be retained, it will be sanded down and defects made good. The existing stair treads will be removed and replaced with new engineered timber boards that will continue to form the new floor finish in the second floor bedroom.



Existing steep winder staircase



Existing steep winder staircase showing non-original stair treads and door



Existing steep winder staircase carcass is in a fair condition

Condition 5 : 17/00006/LBC  
[FORMAL APPLICATION FOR DISCHARGE]

*Prior to the commencement of the development hereby approved details of all external construction works, the methods, materials and components to be used in the Works shall be submitted to and approved in writing by the Local Planning Authority. Works shall include (but are not limited to) alteration, replacement or maintenance of stonework, bonding, mortar, roof materials, fenestration (restoration and replacement), rainwater goods and decorative features. The development shall be undertaken strictly in accordance with the approved details and retained as such thereafter.*

*Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.Method Statement*

The following method statement sets out the approach towards remedial works and repairs to the general state of the building fabric at Chancel Cottage.

Re-pointing - In all instances of re-pointing (internal or external), lime mortar will be used, supplied as ready-mixed mortar by Lime Technology. The new mortar will be colour-matched to the existing mortar to ensure the repairs are as discreet as possible. The mortar will be applied with the same method used on the rest of the building to ensure consistency in appearance.

Re-building of any unstable sections of stone wall- In all instances, existing stone block will be re-used to re-build and stabilise any solid stone walls. The demolition of the existing garden store 'out-building' and the opening for the new extension will yield a quantity of stone blocks that will be re-used, so it is unlikely that any new stone will be required to complete the works. As above, any repairs to stone walls will be laid with lime mortar, and pointed as such. The works will occur during the warmer months of the year when lime mortar can set without concern for overnight frost.

Roofing slates- Where re-roofing works are required, the existing stone slates will be removed and retained for re-use wherever their condition permits. If there is a shortfall in useable slates, we will use locally sourced stone slates to match the existing as closely as possible. If the existing roofing battens and underlay are deemed unfit for purpose (or rotten), these will be replaced as part of the re-roofing works.

Internal re-plastering - Where areas of existing lime plaster and lath have fallen in, or been removed, it will be replaced with available laths on site, or with stainless steel expanded metal lath fixed to the joists or studs. The lime plaster will be built up in 2-3 coats to achieve a fine plastered finish ready for decoration. Again, lime plaster to be supplied ready-mixed by Lime Technology. (<https://limetec.co.uk>)

**FOR ADDITIONAL EXTERNAL CONSTRUCTION WORKS PLEASE REFER TO STRUCTURAL ENGINEERS INFORMATION IN APPENDIX 1**

Condition 6 : 17/00006/LBC  
Condition 3 : 17/00005/F  
[INCLUDED FOR INFORMATION- TO BE DISCHARGED ONCE CONTRACTOR IS ON SITE]

*Prior to the commencement of the development hereby approved, a stone sample panel (minimum 1m2 in size) shall be constructed on site in stone to match that of the existing building, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the walls of the extension shown on the approved plans to be constructed in stone shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel and retained as such thereafter.*

*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 Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.*

A 1m x 1m stone sample will be erected by the contractor to match that of the existing building. We will notify the Cherwell conservation office once the sample has been erected so that an officer can come to inspect the work and discharge the condition.

Condition 10 : 17/00006/LBC  
[FORMAL APPLICATION FOR DISCHARGE- AWAITING STRUCTURAL ENGINEERS INFORMATION]

*Details of steps and works specified in conditions shall, where necessary, include in relation to any part of the building to be retained measures to strengthen all walls and vertical surfaces, to support all floors, roofs and horizontal surfaces and to provide protection for the building against the weather during the progress of the works.*

*Reason: To minimise the risk of damage to the existing building in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.*

In regards to all remedial structural alterations including wall strengthening, floor supports, roofs, horizontal surfaces and weather protection ( as relating specifically to LBC conditions 4 and 8 and Planning Permission condition 5) will be submitted at a later date by the Structural Engineer, this will however be before commencement on site.

**FOR REMEDIAL STRUCTURAL AND STRENGTHENING WORKS PLEASE REFER TO STRUCTURAL ENGINEERS INFORMATION IN APPENDIX 1**

Condition 8 : 17/00005/F

[REQUIRES EXPLICIT APPROVAL- DETAILS NOT SUBMITTED AT PRESENT]

*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 Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.*

Condition 9 : 17/00005/F

[REQUIRES EXPLICIT APPROVAL- DETAILS NOT SUBMITTED AT PRESENT]

*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 Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.*

## Summary

Where currently possible we believe the information within and attached to this document full fills the criteria outlined in its corresponding condition. *If there are any instances where we believe we have adhered to a condition and you however require more information for this condition to be discharged please get in contact and we will endeavour to supply the required information.*

*In summary, we believe we have supplied sufficient information to enable the Council to discharge the following conditions requiring approval (This document should be considered a formal application for the discharge of such):*

Condition 4 LBC  
Condition 5 LBC  
Condition 5 F & 8 LBC  
Condition 10 LBC

The following conditions have either been submitted as part of application 17/00586/DISC or do not require express approval prior to commencement on site.


Condition 1 F & 1 LBC  
Condition 2 F & 2 LBC  
Condition 3 LBC  
Condition 4 F & 7 LBC  
Condition 6 F  
Condition 7 F & 9 LBC  
Condition 11 LBC  
Condition 12 LBC

Conditions that require explicit approval that are still outstanding are:

Condition 3 & 6 LBC- To be discharged once contractor is on site (Stone Sample)  
Condition 8 F- Details not submitted  
Condition 9 F- Details not submitted

Please find below a table summarising the above information.

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**Appendix 1 : Structural Engineers Information**