1. **Site Description:**
	1. The application property comprises a detached, Grade II stone built dwelling, located on the eastern side of Fir Lane and immediately east of St Peter’s Church, a Grade II\* listed, and south of Fir Lane Cottage and Fir Cottage, also Grade II listed buildings. The site is located towards the north-eastern corner of the designated Steeply Aston Conservation Area as identified in the adopted Cherwell Local Plan. The application property is two-storey dwelling of simple vernacular, dating to the 18th century. The property is bounded to either side by residential dwellings and by allotments to the rear (east). The boundary to the north is formed by a public footpath.
	2. The existing dwelling has a subservient two-storey gable projection to the rear adjacent to the northern boundary of the site and at right angles to the highway-facing front element. There is also a single-storey addition to the south elevation in place. The property benefits from parking space immediately adjacent to the dwelling and garden to the south and east of the dwelling; the part to its south is enclosed by a low stone wall and features planted flowerbeds. The ground level slopes from the north to the south of the site.
	3. The dwelling house was listed on 26.02.88 and the listing is as follows:

*“House. C18. Coursed squared limestone with ashlar dressings and limestone rubble with wooden lintels; Stonesfield-slate and concrete plain-tile roof with rebuilt brick gable stacks. L plan. 2 storeys plus attic. Symmetrical 2-window front has a central 4-panel door below a flat stone canopy, and has renewed 2-light casements below stone lintels. End and rear walls, and lower rear wing returning from left, are in rubble, the wing partly converted from a stable, Interior: wide inglenook fireplace; quarter-turn stairs with winders; C18 panelled shutters and cupboards; butt-purlin roofs Included for group value.” (*Source: https://historicengland.org.uk*)*

1. **Application Publicity:**
	1. Advertised and a site notice was erected adjacent to the site.
2. **Details of Consent:** Application 17/00006/LB for the demolition of existing stores, insertion of rooflights to building and repair, refurbishment and extension of building was approved with conditions on 3rd August 2017.
3. **Planning Considerations:**
	1. Condition 4 required that prior to the commencement of the development, 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. Thereafter the development should be completed in accordance with the approved details and retained as such thereafter. The details submitted within the submitted information are considered to be appropriate in the context of the application site and look to ensure the satisfactory appearance of the completed development. The proposals are therefore considered acceptable in this regard.
	2. Condition 5 required that prior to the commencement of the development, 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. Thereafter development shall be undertaken strictly in accordance with the approved details and retained as such thereafter. The materials and methods demonstrated on site and deemed acceptable.
	3. Condition 8 stated that prior to the commencement of development , details of how the extension will attach to the existing walls of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.. The details and plans requested were submitted with the application and are not considered to detract from the status of the Listed Building to which it relates.
	4. Condition 10 required that 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. The information contained within the method statement and the approved plans were considered appropriate and were not considered to have a detrimental impact on the Listed Building to which it relates.

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| 1. **RECOMMENDATION**

The Local Planning Authority considered the information and drawings submitted in relation to 4,5,8 and 10 of listed building consent 17/00006/LB, appropriate and as such it is recommended that the said conditions are discharged. |

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| Case Officer:  | Gavin Forrest | DATE: 05/06/2018 |
| Checked By:  |  | DATE: |