

Case Officer: Gemma Magnuson

Recommendation: Approve

Applicant: Mr & Mrs A Pasteur

Proposal: Discharge condition 6 (pipework and ventilation) of 19/00532/LB

Expiry Date: 19 May 2020

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to Cedar Lodge, a grade II listed building situated north of the village of Steeple Aston. Other Grade II listed buildings are in close proximity, and the site is in the conservation area. The site is of archaeological interest.
- 1.2. Listed building consent was granted for the removal of the existing timber framed conservatory, internal alterations, new kitchen extension and the refurbishment of an existing potting shed to form a new garden studio on 16 May 2019. This was subject to conditions.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The current application seeks to discharge condition 6 from 19/00532/LB.
- 2.2. Condition 6 required the submission of details of any new pipework and ventilation serving facilities to be submitted to and approved prior to the installation of new bathroom and WC facilities. This was submitted in the form of Drawing No's: 2018-1014- GA01 and 2018-1014-GA02.
- 2.3. Please note that these plans do differ slightly from those approved, as a later application was submitted relating to the bathrooms on the first floor was subsequently submitted and approved. See 19/01411/LB.

3. RELEVANT PLANNING HISTORY

- 3.1. Please see above.

4. RESPONSE TO PUBLICITY

- 4.1 This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was **2 May 2020**, although comments received after this date and before finalising this report have also been taken into account. No comments have been raised by third parties.

5. RESPONSE TO CONSULTATION

- 5.1. CDC Conservation - The plans appear to indicate that the new plumbing will be set within newly constructed joinery and will not impact on historic fabric. The soil and vent pipe is to be brought down through the existing floor on the interior of the building and will not breach through the rear wall of the building. It is assumed that the existing window provides sufficient ventilation and that no additional ventilation is required. It may be useful to have a paragraph from the agent confirming this. There

would be no objections to the discharge of condition if the impact on historic fabric is limited to the insertion of the soil and vent pipe.

5.2. I have not sought additional details from the agent. If further ventilation is required in the future, and this would necessitate alteration to the fabric of the building, the applicant would need to apply for further listed building consent for these works.

6. APPRAISAL

6.1. I see no reason to disagree with the assessment of the Conservation Officer that the details on the plans are acceptable. I therefore recommend that the condition is discharged.

7. RECOMMENDATION

That Planning Condition(s) 6 of 19/00532/LB be discharged based upon the following:

Condition 6

Pipework and ventilation in accordance with Drawing No's: 2018-1014-GA01 and 2018-1014-GA02 received with the original application on 24 March 2020.

Case Officer: Gemma Magnuson

DATE: 18 May 2020

Checked By: Paul Ihringer

DATE: 19/5/20
