

Case Officer: Gemma Magnuson

Recommendation: Approve

Applicant: Ms Bee Osborn

Proposal: Discharge of condition 3 (stone sample) 4 (roof tile sample) of
19/01763/LB

Expiry Date: 28 April 2020

Extension of Time: 28 April 2020

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to The Old Post Office, that as the name suggests, is the former Post Office serving the village of Sibford Ferris. The building is Grade II listed and situated in the Conservation Area. Other Grade II listed buildings are situated in close proximity to the site to the east.
- 1.2. Listed building consent was granted on 15 November 2019 for the variation of condition 2 (approved plans) from a previously approved application 17/02373/LB. This was approved subject to conditions that were carried over from the previous decision.
- 1.3. At the time of my site visit on 06 March 2020 work had commenced on site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge conditions 3 and 4 from 19/01763/LB. Condition 3 required a stone sample panel. Condition 4 required a sample of the roof tile.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

Application: 17/02372/F	Application	25	January
	Permitted	2018	

Erection of second storey extension to an existing single storey utility room with the renovation of the current rear ancillary buildings.

Application: 17/02373/LB	Application	25	January
	Permitted	2018	

Erection of second storey extension to an existing single storey utility room with the renovation of the current rear ancillary buildings.

Application: 19/01531/F	Application	15	November
	Permitted	2019	

Variation of condition 2 (plans) of 17/02372/F - Alteration to openings

Application: 19/01763/LB	Application	15	November
	Permitted	2019	

Variation of condition 2 (plans) of 17/02373/LB - Alteration to openings

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 **27 March 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 – initial concerns, although no objections to amended details.

6. APPRAISAL

- 6.1. Condition 3 required a sample panel of natural ironstone to match that existing. Following further investigation, I am of the belief that the use of the term ironstone in this condition was not the intention of the Case Officer. The approved plans indicate the use of Cotswold stone and the original building is constructed using limestone. The Case Officer has referred to matching stonework in their report. A limestone sample panel has therefore been accepted for consideration.
- 6.2. I visited the site with the Conservation Officer on 06 March 2020, where all but the mortar was considered acceptable. The applicant confirmed in their email dated 30 March 2020 that the mortar mix would be 4 parts sand to 1 part hydraulic lime. The Conservation Officer confirmed on 02 April 2020 that the mortar mix was now acceptable. I therefore recommend that condition 3 is discharged.
- 6.3. Condition 4 required a sample of the roof tile. Due to the current situation with COVID-19 we have had to work from photographs of the existing and proposed tile that were submitted by the applicant in their email dated 20 April 2020. The Conservation Officer confirmed on the same date that this was acceptable. I therefore recommend that condition 4 is discharged.

7. RECOMMENDATION

That Planning Condition(s) 3 and 4 of 19/01763/LB be discharged based upon the following:

Condition 3

Stonework in accordance with the sample panel viewed on site on 06 March 2020 using the mortar mix contained within the email from the applicant dated 30 March 2020.

Condition 4

Roof tile in accordance with photograph received with the email from the applicant dated 20 April 2020.

Case Officer: Gemma Magnuson

DATE: 27 April 2020

Checked By: Paul Ihringer

DATE: 28/4/20
