

Case Officer: John Gale

Recommendation: Approval

Applicant: Mr James Tuthill

Proposal: Discharge of Condition 3 (wall patch method statement) of 19/02095/LB

Expiry Date: 24 April 2020

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is a Grade II listed former malthouse located on the corner of St Johns Road and Calthorpe Road to the south of Banbury town centre. It is also located within Banbury Conservation Area – Calthorpe Character Area and within the setting of numerous listed buildings including the terrace properties to the south of the site on Calthorpe Road.
- 1.2. The property constructed of brick with a symmetrical frontage consisting of sash windows and stone and stucco detailing giving a grand appearance. It has the appearance of a two-storey building from St Johns Road. The building was originally used as a maltings but has had a series of uses since then with its authorised use currently as a B1 Office use. The building is currently vacant and the previous suspended ceiling has recently been stripped out. Works have begun to bring the building into use as an office.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The applicant is seeking to discharge Condition 3 (wall patch method statement) of 19/02095/LB: -

Prior to commencement of that work, a method statement for the patch repairs to the existing internal wall surfaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be completed in accordance with the approved details. Reason – To ensure that the new works are sympathetic with the character of the listed building and to accord with saved Policy C18 of the Cherwell Local Plan 1996.

3. RELEVANT PLANNING HISTORY

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

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Formation of internal office accommodation on the first floor. New floating timber floor. Removal of paint/varnish finish to existing trusses. Installation of insulation, ventilation slates and flat roof vents to existing roof, installation of gas meter box

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, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **9 April 2020**, although comments received after this date and before finalising this report have also been taken into account.
- 4.2 No comments have been raised by third parties

5. RESPONSE TO CONSULTATION

- 5.1. CDC CONSERVATION: No objections

6. APPRAISAL

- 6.1. A short method statement with pictures has been supplied. The applicant has confirmed the use of gypsum plaster and breathable emulsion paint in-line with the existing plaster and finish and that the work will be carried out sensitively by a professional.
- 6.2. The conservation officer has accepted the submission and has not objected or asked for further information.

7. RECOMMENDATION

That Planning Condition(s) 3 of 19/02095/F be discharged based upon the following;

Condition 3

Approval is given for the patch repairs to existing internal walls in line with the Wall Patch Method Statement provided, using gypsum plaster and a suitable breathable emulsion paint.

Case Officer: John Gale

DATE: 22 April 2020

Checked By: Paul Ihringer

DATE: 24/4/20
