

Case Officer: Gemma Magnuson

Recommendation: Approve

Applicant: Ms Bee Osborn

Proposal: Discharge of conditions 5 (flooring materials); 6 (walls treatment); 7 (plumbing, draining and ventilation requirements) and 8 (ventilation) of 20/01260/LB

Expiry Date: 28 September 2020

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The Old Post Office is a detached Grade II listed building situated north-east of the village of Sibford Ferris, in the Conservation Area. Other Grade II listed buildings are situated in close proximity to the site to the east. A Public Right of Way runs adjacent to the site to the west. The site is of archaeological interest and is likely to contain naturally elevated levels of Arsenic.
- 1.2. The building became a listed building in September 1988 and is described as an early/mid 18th Century house. It is understood that it is the former post office serving the village and a post box remains in the front elevation. Listed building consent was granted on 09 July 2020 for the Variation of Condition 2 (plans) of 19/01763/LB, a previously application relating to the extension and alteration of the building under reference 20/01260/LB. The current application seeks to discharge conditions 5, 6, 7 and 8 from 20/01260/LB.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition 5 sought details of new flooring materials. These were received in the form of photographs received on 03.08.20 and Drawing No: 18-085/101 Rev. B and applicants email dated 26.09.2020.
- 2.2. Condition 6 sought details of any treatment to the wall including damp proofing or tanking. These were received in the form of applicants email dated 26.09.2020 and Drawing No: 18-085/101 Rev.B received with the applicant's email dated 26.09.2020.
- 2.3. Condition 7 sought details of plumbing, drainage and ventilation serving the kitchen. These were received in the form of applicants emails dated 26.09.2020 and 07.01.2021.
- 2.4. Condition 8 sought details of ventilation serving the bathroom. This was received in the form of applicants email dated 26.09.2020 and Xpelair details received with the applicants email dated 26.09.2020.

3. RELEVANT PLANNING HISTORY

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

Application: 20/01196/F

Permitted

9 July 2020

Variation of Condition 2 (plans) of 19/01531/F

Application: 20/01260/LB

Permitted

9 July 2020

Variation of Condition 2 (plans) of 19/01763/LB

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 **8 October 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 – initially required further information. Following submission advised as follows:

There are no objections to the discharge of condition 5, 6 and 8, which are understood to be retrospective.

It is assumed that the drainage and plumbing for the kitchen (condition 7) is set into the new floor and does not impact on historic fabric. If this is the case there are no objections to the discharge of this condition.

The applicant confirmed in their email dated 07.01.2021 that the drainage and plumbing for the kitchen was set into the new floor.

6. APPRAISAL

- 6.1. It is disappointing that the applicant has sought to discharge these conditions retrospectively, although the Conservation Officer has raised no objections to the works and I see no reason to disagree with this assessment. I therefore recommend that the conditions are discharged.

7. RECOMMENDATION

That Planning Condition(s) 5, 6, 7 and 8 of 20/01260/LB be discharged based upon the following:

Condition 5

New flooring in accordance with photographs received on 03 August 2020 and Drawing No: 18-085/101 Rev. B and applicants email dated 26.09.2020.

Condition 6

Treatment to walls in accordance with applicants email dated 26.09.2020 and Drawing No: 18-085/101 Rev.B received with the applicant's email dated 26.09.2020.

Condition 7

Plumbing, drainage and ventilation serving kitchen in accordance with applicants emails dated 26.09.2020 and 07.01.2021.

Condition 8

Ventilation serving bathroom in accordance with applicants email dated 26.09.2020 and Xpelair details received with the applicants email dated 26.09.2020.

Case Officer: Gemma Magnuson

DATE: 07 January 2021

Checked By: Paul Ihringer

DATE: 7/1/21
