

Case Officer: Gemma Magnuson

Recommendation: Approve

Applicant: WH Brakspear and Sons Ltd

Proposal: Discharge of condition 3 (colour & finish of intake grille & extract flue) of 20/02815/F

Expiry Date: 8 June 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The Lion is a Grade II listed Public House situated central to the village of Wendlebury. Other Grade II listed buildings are in close proximity to the site to the south-west and north-west. The site is partially within Flood Zones 2 and 3 and in close proximity to a watercourse (site of development over 20 metres from the watercourse) although the development would take place outside of the Flood Zones. The site is of archaeological interest. The Wendlebury Meads and Mansmoor Closes SSSI is within 2km of the site. Protected and notable species the swift has been identified in the vicinity.
- 1.2. Planning permission was granted for a replacement kitchen extract system including new intake grille on 25 February 2021. The current application seeks to discharge condition 3 from this decision.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition 3 – required details of the colour/finish of the approved external elements of the extract flue and intake grille. This was submitted in the form of the application form, a Dulux trade colour chart and an email from the agent dated 02 June 2021. The intake grille would be finished in colour 65YY 79/118 on the Dulux colour chart, and the extract flue would be matt black.
- 2.2. The original submission explained that the extract flue would be self-colour of aluminium or galvanised mild steel sheet, although this was amended to matt black following concern that this would appear too shiny.

3. RELEVANT PLANNING HISTORY

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

Application: 19/02303/PREAPP Visual improvements to currently installed catering kitchen ventilation system	Detailed Pre-App response sent	20 December 2019
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Application: 20/00060/PREAPP Follow-up to 19/02303/PREAPP - Visual improvements to currently installed catering kitchen ventilation system	Detailed Pre-App response sent	28 February 2020
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Application: 20/02815/F	Permitted	25 February 2021
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Replacement kitchen extraction system including new intake grille

Application: 20/02816/LB Permitted 25 February 2021

Replacement kitchen extraction system including new intake grille

Application: 21/01308/DISC Undetermined at
time of writing

Discharge of condition 3 (colour & finish of intake grille & extract flue) of
20/02816/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 **4 June 2021**, 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 – informally advised that matt black would be a better finish than that proposed for the extract flue.

6. APPRAISAL

- 6.1. The proposed colour of the intake grille would be in-keeping with the existing stonework and I consider that this would ensure that it sits discreetly within this elevation. The extract flue is more difficult to conceal, although the proposed matt black finish would avoid it appearing overly shiny and detracting from the appearance of this listed building. I therefore recommend that the condition is discharged.

7. RECOMMENDATION

That Planning Condition 3 of 20/02815/F be discharged based upon the following:

Condition 3

Intake grille colour 65YY 79/118 and extract flue to be of matt black colour and finish, in accordance with application form, Dulux colour chart and Agent email dated 02 June 2021.

Case Officer: Gemma Magnuson

DATE: 7 June 2021

Checked By: Paul Ihringer

DATE: 7/6/21
