

Case Officer: Shona King

Recommendation: Permitted

Applicant: Aysha Majid

Proposal: Discharge of Condition 3 (windows & doors) , Condition 5 (timber cladding), and Condition 7 (stone sample panel) of 21/00438/LB

Expiry Date: 30 March 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is located in a row of detached and semi-detached cottages outside the built-up limits of Sibford Gower. It is within the Sibford Gower and Burdrop Conservation Area and is a Grade II listed building.
- 1.2. Consent was granted under application 21/00437/F for the addition of solar thermal panels under slate tiles for solar-thermal power to the garage, installation of new garage doors, replacement of deteriorated windows in the garage with new double-glazed to match the Main House, the demolition of a dilapidated Log Store and its replacement it with a Garden Room and new timber entrance gates to the driveway

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application is seeking approval for details required by Condition 3 (windows & doors) , Condition 5 (timber cladding), and Condition 7 (stone sample panel) of 21/00437/F

3. RELEVANT PLANNING HISTORY

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

21/00437/F - Addition of solar thermal panels under slate tiles for solar-thermal power to the garage - install new garage doors -changing deteriorated windows in the garage with new double-glazed to match the Main House. Demolish the dilapidated Log Store and replace it with a Garden Room. New timber entrance gates to the driveway - APPROVED

21/00438/LB - Works to the Main House include: - making good and restoration to the roof, chimneys and gutters / downpipes - making good and restoration to the external pointing, - repairs and changing deteriorated windows and external doors with new double-glazed to match - restoration works to lintels. Works to the Garage include: - incorporating solar thermal panels under slate tiles for solar-thermal power - install new garage doors -changing deteriorated windows with new double-glazed to match the Main House. Works to the Log Store/Garden Room: - demolish the dilapidated Log Store and replace it with a Garden Room. Works to the boundaries: - maintenance work to the existing stone walls - new timber entrance gates to the driveway - APPROVED

4. RESPONSE TO CONSULTATION

4.1. CONSERVATION OFFICER: Raised several queries regarding window and door details. Raised issues not related to this application – gates, lime mortar and rainwater goods.

5. APPRAISAL

5.1. Condition 3 requires the submission and approval of details of new doors and windows. The details that have been submitted are considered to be acceptable. Whilst the small window adjacent to the front door is inappropriate for a listed building due to the leadwork being applied to the glass rather than true leading being used, this is a like for like replacement and as such we cannot seek betterment. Likewise, the proposed front door is not of a detailed design that reflects the character of the building it too has been replaced on a like for like basis. Glazing bars have been added to windows and omitted from the side lights adjacent to the front door in accordance with the Conservation Officer's comments. The amended details are therefore considered acceptable.

5.2. Condition 5 requires the submission and approval of timber cladding and corrugated roofing to be used in the construction of the garden room. The materials are proposed are considered to be acceptable.

5.3. Condition 7 requires the approval of a stone sample panel. The sample panel was inspected on 16 February and is considered to be acceptable.

6. RECOMMENDATION

That Planning Conditions 3 (windows & doors), Condition 5 (timber cladding), and Condition 7 (stone sample panel) of 21/00438/LB be discharged based upon the following:

Condition 3

Drawing Nos: D1, D2, D3, D4 (showing glazed panels without glazing bars), W1 W2 and W3 and Kitchen Window.

Condition 5

Timber cladding and corrugated sheeting in accordance with the details submitted with the application.

Condition 7

Stone sample panel viewed on site by the planning officer on 16 February 2022.

Case Officer: Shona King

DATE: 21 March 2022

Checked By: Nathanael Stock

DATE: 04.04.2022
