

9 September 2022
L 220909 NS Covering Letter (Condition 4)



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BY PLANNING PORTAL

Dear Mr Campbell

Wincote, Cow Lane, Steeple Aston OX25 4SG
Full Planning Permission (CDC Ref. 22/01444/F)
Discharge of Condition 4 (Stone Sample Panel of Building Materials)
On behalf of Mr. Henry Squire
Planning Portal Reference: PP-11527557

Savills is instructed by Mr. Henry Squire to submit an application to discharge Condition 4 of the full planning permission which was granted by the Local Planning Authority in relation to the site called 'Wincote' on Cow Lane, Steeple Aston. Mr Squire wishes to progress with the rebuilding of his home as soon as possible and, in seeking to do, wishes to agree details with Cherwell District Council (CDC) of the approval of material samples.

The original full planning permission covering this site (Ref. 21/02366/F, dated 29th October 2021) provides the following description of the proposed development described below.

"Demolition of the existing dwellinghouse and the erection of a replacement dwellinghouse."

Since the original grant of full planning permission, a S73 application has been submitted to and approved by the LPA. The Decision Notice issued with that permission (CDC Ref. 22/01444/F) contains the following wording of Condition 4, which is relevant to this proposed discharge of condition. Condition 4 reads as follows:

"No development shall commence above slab level unless and until a stone sample panel (minimum 1m² in size) has been constructed on site using Grange Hill Buff limestone or Burford Cream limestone or a limestone local to Steeple Aston or natural ironstone or a mix of two or more of the foregoing and has been inspected and approved in writing by the Local Planning Authority. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract. The external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel and shall be retained as such thereafter."

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and to safeguard the character and appearance of the area and the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework."

In order to discharge Condition 4, we note the following:

- a) The choice of limestone brick materials have been already agreed with the LPA as part of the process of the Council approving the S73 application to vary the wording of Condition 4.

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- b) The exact limestone type 'Grange Hill Cream' has been presented informally to the LPA as part of the pre-app discussions and has been agreed verbally with the relevant officers. A brochure showing this stone in more detail is also submitted with this application.
- c) The Decision Notice states the use of 'Grange Hill Buff' as the limestone type. This has been worded incorrectly and should state 'Grange Hill Cream.' During the course of pre-app discussions, Squire and Partners has informed the LPA that the limestone bricks to be used in construction could involve 'Grange Hill Cream'.
- d) An on-site sample panel composed of Grange Hill Cream has been constructed on the top lawn, west of the property. The sample panel adheres to the specifications outlined in Condition 4 (minimum 1m2 in size and accessible for viewing in good natural daylight from a distance of 3 metres).

We trust that you have the relevant information required to discharge Condition 4. Please contact me at the above address should you have any queries in respect to this correspondence.

Yours sincerely



Nev Surtees
Associate Planner

cc. Mr. H. Squire