

Case Officer: Wayne Campbell

Recommendation:

Applicant: Mr Henry Squire

Proposal: Discharge of Condition 4 (stone sample panel) of 22/01444/F

Expiry Date: 4 November 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site relates to a single dwelling. The existing dwelling was positioned on an east-west axis at the far northern edge of the site with the front of the dwelling facing towards the south and the property's private gardens and grounds.
- 1.2. The application sought and obtained permission to demolish the existing and re-building a new dwelling on the site.
- 1.3. The dwelling was locally listed as a non-designated heritage asset and positioned within the Steeple Aston Conservation Area.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge condition 4 (stone sample). The description of development has been amended to refer to the varied consent, at the request of the applicant's agent.

3. RELEVANT PLANNING HISTORY

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

11/00115/CAC: Demolition in part of existing main house and outbuildings. Application Withdrawn

11/00114/F: Demolition in part of existing main house and outbuildings and the erection of a new residential dwelling. Application Withdrawn

21/02366/F: Demolition of the existing dwellinghouse and the erection of a replacement dwellinghouse. Permission

22/01444/F: Variation of Conditions 2 (plans) and 4 (stone sample panel) and removal of Condition 8 (proposed parking provision plan) of 21/02366/F. Permission

4. RESPONSE TO CONSULTATION

- 4.1 Conservation Officer: No objections

5. APPRAISAL

- 5.1 The original dwelling was constructed from ironstone and the applicant sought to re-build with limestone. Concern was expressed that limestone would appear too light compared to the darker ironstone. Negotiations with the applicant on various ranges

of limestone took place and the sample considered acceptable by all parties was that of Grange Hill Cream which is a limestone but of a darker shade of limestone and includes a light brown shade on some stone to also reduce the lighter appearance. Although ironstone would have been preferred, and the proposed would appear as a lighter appearance to that of the original ironstone it is considered that the shade is acceptable.

- 5.2 As originally shown the stone panel included a number of larger blocks acting as 'jumper' stone which stretched across two courses. This is not a feature used in the village and as such not a feature encouraged nor supported.
- 5.3 The applicant has changed the stone panel to remove this feature and have a variety of stone sizes but in level courses which is more in line style and character with the village. The Conservation Officer was included in the earlier negotiations and agrees that the Grange Hill Cream is acceptable.

6. RECOMMENDATION

That Planning Condition(s) 4 of 22/01444/F be discharged based upon the following:

Condition 4

Document titled Stone (Condition 04) by Squire & Partners reference 20064 dated February 2023, including the stone sample panel constructed on site (Figs. 5 and 6).

Informative Note to Applicant/Builder

Some of the joints in the stone sample panel are inappropriately and unnecessarily thick and the developer should make concerted efforts to lay the stonework with tighter joints, working to a maximum joint thickness of 10mm.

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DATE: 07/03/2023

Checked By: Nathanael Stock

DATE: 14.03.2023
