

26 October 2022  
L 221026 NS Covering Letter



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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 5 (Windows and Doors)  
On behalf of Mr. Henry Squire  
Planning Portal Reference: PP-11647463**

Savills is instructed by Mr. Henry Squire to submit an application to discharge Condition 5 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).

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 5, which is relevant to this proposed discharge of condition. Condition 5 reads as follows:

*"Notwithstanding the information submitted, prior to the installation of any new doors, windows or rooflights within the development hereby approved full details of the doors, windows and rooflights hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. The doors, windows and rooflights shall be installed within the building in full accordance with the approved details and shall be retained as such thereafter."*

*Reason: To ensure the satisfactory appearance of the completed development and to safeguard the character and appearance of the conservation area and the significance of the heritage asset in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance in the National Planning Policy Framework."*

In order to discharge Condition 5, we note the following:

- a) The design and materials of the windows and doors complements the approved design and layout of the new home (Wincote) and is consistent with the principles identified in the Design and Access Statement submitted with the S73 application. A brochure showing the design of the windows and doors in detail is also submitted with this application.

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- b) The brochure details the material (metal) of the windows and doors, alongside the colour. A 'Vulcan Black finish' colour is used for both the windows and doors. A colour sample is provided (Figure 1 and Figure 2).
- c) The brochure provides detailed annotated drawings of the window and door design. Cross sections, including cill, lintel and recess details are provided. Rooflights are not included in the proposal.

We trust that you have the relevant information required to discharge Condition 5. 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