

Case Officer: Shona King

Recommendation: Approve

Applicant: Crockwell Farm LLP

Proposal: Discharge of Conditions 2 (Schedule of materials), 3 (Samples of slate), 4 (stone sample panel), 6 (doors & windows), 7 (gable dormer details), 8 (ridge architectural details) and 11 (location of bat boxes) of 21/01254/REM

Expiry Date: 8 February 2023

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The site is located to the north of the village of Great Bourton, at the end of Manor Road. The site is located adjacent to a Grade II Listed Building, Crockwell House, and the existing farmyard buildings are considered curtilage listed by association.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Consent is sought for the discharge of Conditions 2 (Schedule of materials), 3 (Samples of slate), 4 (external walls), 6 (doors & windows), 7 (gable dormer details), 8 (ridge architectural details) and 11 (location of bat boxes) of 21/01254/REM

3. RELEVANT PLANNING HISTORY

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

Reserved matters application to 19/00250/OUT - application for approval of matters reserved by Condition 1 of 19/00250/OUT

4. RESPONSE TO CONSULTATION

- 4.1. Ecologist: This can be discharged on the basis of the bat mitigation strategy submitted. The proposed bat boxes are suitable for the species found foraging and roosting and should constitute an enhancement in opportunities on site.

5. APPRAISAL

- 5.1. Condition 2 requires the approval of a schedule of materials and finishes to be used in the construction of the external walls and roofs of the buildings. A schedule of materials and finishes has been submitted and it is considered that the proposed materials are acceptable.
- 5.2. Condition 3 requires approval of the slates to be used for the covering of the roof of the buildings. The natural blue/black slate was viewed on site on 1st February 2023 and is considered to be acceptable.
- 5.3. Condition 4 requires the approval of a sample panel of the natural ironstone to be used in the construction of the external walls of the development. The sample panel viewed on site sample panel is considered to be acceptable in so far as how the stone is laid and the stone type/colour. However, the colour of the mortar is not

considered to be acceptable. A single storey building on the site, immediately to the north of the farmhouse, has been repointed recently and the applicant has been advised that the mortar would need to be a similar colour to this.

- 5.4. Condition 6 requires the approval of details of the doors and windows. The details that have been submitted are considered to be acceptable.
- 5.5. Condition 7 requires the approval of details of the gabled dormer. The details that have been submitted are considered to be acceptable.
- 5.6. Condition 8 requires the approval of the architectural detailing of the ridge and treatment of the eaves and verges. The details that have been submitted are considered to be acceptable.
- 5.7. Condition 11 requires the approval of a scheme for the location of bat boxes. The proposed bat boxes are suitable for the species found foraging and roosting and should constitute an enhancement in opportunities on site.

6. RECOMMENDATION

That Planning Conditions 2 (Schedule of materials), 3 (Samples of slate), 4 (stone sample panel), 6 (doors & windows), 7 (gable dormer details), 8 (ridge architectural details) and 11 (location of bat boxes) of 21/01254/REM be discharged based upon the following:

Condition 2

Schedule of materials and finishes prepared by Blake Architects Limited dated 10 11 2022 and submitted with this application. In the case of any discrepancy with the drawings approved under 21/01254/REM, the latter drawings shall take precedence.

Condition 3

Natural blue/black slate viewed on site by the planning case officer on 1st February 2023

Condition 4

Sample panel of natural ironstone viewed on site by the planning case officer on 1st February 2023 in so far as the how the stone is laid and the stone type/colour. The mortar in the sample panel is hereby not approved. The mortar colour/type used in the development shall instead be in accordance with the mortar used on the single storey building to the north of Crockwell Farm House.

Condition 6

Drawing Nos: 21.02.04.22, 21.02.04.23 and 21.02.04.24

Condition 7

Drawing No. 21.02.04.16

Condition 8

Drawing Nos: 21.02.04.15 and 21.02.04.16

Condition 11

Bat Mitigation Strategy prepared by Cotswold Wildlife Surveys dated January 2023

Case Officer: Shona King

DATE: 14 March 2023

Checked By: Nathanael Stock

DATE: 20.03.2023
