

**Mawles Farmhouse Main Street Sibford Gower
Banbury OX15 5RW**

23/00394/DISC

Case Officer: Daisy Kay-Taylor

Recommendation: Approve

Applicant: Mr & Mrs Ian O'Brien

Proposal: Discharge of Conditions 3 (pedestrian gate) and 4 (Demolition/stonework method statement) of 22/02908/F

Expiry Date: 11 April 2023

Extension of Time: No

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to a section of the existing rubblestone boundary wall to Mawles Farmhouse, located on the north side of Main Street within the built form of Sibford Gower. The wall in its present form is thought to have been rebuilt sometime after 1922.
- 1.2. Mawles Farmhouse is not a listed building but is noted as a non-designated heritage asset and lies within the designated Sibford Gower with Burdrop Conservation Area. The site lies in close proximity to a number of listed buildings.
- 1.3. Planning permission was granted under 22/02908/F for the creation of a pedestrian gate within existing boundary wall; associated partial demolition to form door opening; and associated hard landscaping. The applicant has stated that the development has not yet started.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge condition 3 and 4 of that permission, which requires details of the pedestrian gate and a demolition/stonework method statement.
- 2.2. This was submitted in the form of drawing number 2209-PA-0010 Rev 01 prepared by Ian O'Brien Studio.

3. RELEVANT PLANNING HISTORY

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

19/02700/F Conversion of existing stone/brick barns to 1no dwelling and conversion of existing steel pole barn to 1no dwelling. Associated works including landscaping and new access. Refused 03 April 2020

20/01946/CLUP Certificate of Lawfulness of Proposed Development for the demolition of an existing lean-to extension at the rear of the house and re-introduction of window openings on the original building line. Permitted 15 September 2020

20/02545/F Conversion of existing barns to create 1 new dwelling, demolition of existing steel barn, erection of replacement ancillary outbuilding and associated works. Permitted 24 November 2020

21/02409/F Variation of condition 2 (plans) of 20/02545/F - substitute the revised drawings, with minor material amendments to the consented scheme relating to adapting the internal layout of the main barns, amendments to landscape taking account of a prior approval permission to demolish a small, freestanding brick building under permitted development rights (not actioned yet). Permitted 04 November 2021

22/02908/F Creation of a pedestrian gate within existing boundary wall and associated partial demolition (to form door opening) and hard landscaping. Permitted 07 December 2022

4. RESPONSE TO PUBLICITY

4.1 This application has been publicised by way of an advertisement in the local newspaper. The final date for comments was **16 March 2023**, although any comments received after this date and before finalising this report have also been taken into account.

4.2 No comments have been raised by third parties

5. RESPONSE TO CONSULTATION

5.1. Ward Councillor for Cropredy, Sibfords and Wroxton: no comments or objections

5.2. CDC Conservation: no objection

6. APPRAISAL

6.1. Conditions 3 and 4: The LPA's Conservation Officer is satisfied with the information submitted and I see no reason to disagree with their advice.

7. RECOMMENDATION

That Planning Conditions 3 and 4 of 22/02908/F be discharged based upon the following:

Conditions 3 and 4

Drawing referenced 2209-PA-0010 Rev 01 and prepared by Ian O'Brien Studio.

Case Officer: Daisy Kay-Taylor

DATE: 11 April 2023

Checked By: Nathanael Stock

DATE: 11.04.2023
