

Case Officer: Daisy Kay-Taylor

Recommendation: Approve

Applicant: Mr Harry Blackwell

Proposal: Discharge of Conditions 14 (scheme of remediation/monitoring) and 15 (verification report) of 21/02409/F

Expiry Date: 7 August 2023

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site comprises a range of buildings and an area of land associated with the residential curtilage of the farmhouse, located to the northeast of the cross-roads of Main Street and Pound Lane within the built form of Sibford Gower.
- 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 21/02409/F for the conversion of the existing barns to create a new dwelling, demolition of existing steel barn and erection of replacement ancillary outbuilding, access from Pound Lane with parking and manoeuvring area, and landscaping.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge conditions 14 and 15 of that permission, which requires a scheme of remediation/monitoring and a verification report.
- 2.2. This was submitted in the form of a validation statement prepared by Ian Farmer Associates, referenced 2240423-3 (00) and dated 09 June 2023.

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
- **23/02377/F** Build a timber frame building within the existing pole barn building. This will make a two-bay garage, shed and boiler room, ancillary to the main house. Home office, storage and mezzanine to the first floor. Pending

4. RESPONSE TO CONSULTATION

- 4.1 Ward Councillor for Cropredy, Sibfords and Wroxton: no comments or objections
- 4.2 CDC Environmental Health: no objection

5. APPRAISAL

- 5.1. Conditions 14 and 15: The LPA's Environmental Health Officer is satisfied with the information submitted and I see no reason to disagree with their advice.

6. RECOMMENDATION

That Planning Conditions 14 and 15 of 21/02409/F be discharged based upon the following:

Conditions 14 and 15

The validation statement prepared by Ian Farmer Associates, referenced 2240423-3 (00) and dated 09 June 2023.

Case Officer: Daisy Kay-Taylor

DATE: 31 August 2023

Checked By: Nathanael Stock

DATE: 31.08.2023
