

**Chancel Cottage
Fir Lane
Steeple Aston
Bicester
OX25 4SF**

17/00589/DISC

Case Officer: Gavin Forrest

Recommendation: Approve

Applicant: McLaren Excell

Proposal: Discharge of conditions 5 (external construction works), 7 (doors and windows) and 11 (rooflights) of 17/00006/LB

Expiry Date: 7 February 2018

1. APPLICATION SITE AND LOCALITY

- 1.1. The application property comprises a detached, Grade II stone built dwelling, located on the eastern side of Fir Lane and immediately east of St Peter's Church, a Grade II* listed, and south of Fir Lane Cottage and Fir Cottage, also Grade II listed buildings. The site is located towards the north-eastern corner of the designated Steeple Aston Conservation Area as identified in the adopted Cherwell Local Plan. The application property is two-storey dwelling of simple vernacular, dating to the 18th century. The property is bounded to either side by residential dwellings and by allotments to the rear (east). The boundary to the north is formed by a public footpath.
- 1.2. The existing dwelling has a subservient two-storey gable projection to the rear adjacent to the northern boundary of the site and at right angles to the highway-facing front element. There is also a single-storey addition to the south elevation in place. The property benefits from parking space immediately adjacent to the dwelling and garden to the south and east of the dwelling; the part to its south is enclosed by a low stone wall and features planted flowerbeds. The ground level slopes from the north to the south of the site.
- 1.3. The dwelling house was listed on 26.02.88 and the listing is as follows:

"House. C18. Coursed squared limestone with ashlar dressings and limestone rubble with wooden lintels; Stonesfield-slate and concrete plain-tile roof with rebuilt brick gable stacks. L plan. 2 storeys plus attic. Symmetrical 2-window front has a central 4-panel door below a flat stone canopy, and has renewed 2-light casements below stone lintels. End and rear walls, and lower rear wing returning from left, are in rubble, the wing partly converted from a stable, Interior: wide inglenook fireplace; quarter-turn stairs with winders; C18 panelled shutters and cupboards; butt-purlin roofs Included for group value." (Source: <https://historicengland.org.uk>)

2. Application Publicity:

- 2.1. None required

3. Details of Consent:

- 3.1 Application 17/00006/LB was granted Listed Building for the demolition of existing stores, insertion of rooflights to building and repair, refurbishment, and extension of building on the 27th July 2017.

4. Planning Considerations:

- 4.1 Condition 5 required that prior to the commencement of the development hereby approved details of all external construction works, the methods, materials and components to be used in the Works shall be submitted to and approved in writing by the Local Planning Authority. Works shall include (but are not limited to) alteration, replacement or maintenance of stonework, bonding, mortar, roof materials, fenestration (restoration and replacement), rainwater goods and decorative features. The development shall be undertaken strictly in accordance with the approved details and retained as such thereafter. The information submitted as part of the proposals, in consultation with CDC Conservation, deems that the proposals submitted are suitable and will not have a detrimental impact on the amenity of the Listed Building.
- 4.2 Condition 7 required that prior to the commencement of the development hereby approved, full details of the doors, windows and glazing 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. Thereafter the doors, windows and glazing shall be installed within the building in accordance with the approved details and retained as such thereafter. The information submitted is considered to ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.
- 4.3 Condition 11 stated that the rooflights used in the development shall be of a 'conservation' type, shall be slim framed and shall be set flush with the plane of the roof. Prior to the commencement of development details of the design and finish shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the details agreed and so maintained. The proposal are deemed to be appropriate to the building to which it relates.

5. RECOMMENDATION

The Local Planning Authority considered that the details submitted latterly pursuant to Conditions 5, 7 and 11 of planning permission 17/00006/LB are acceptable, and as such it is recommended that the said conditions are discharged.

Case Officer: Gavin Forrest

DATE: 07/02/2018

Checked By: Paul Ihringer

DATE: 7/2/18
