

**Dovecote Approximately 50 Metres South Of Old
Place Yard House Old Place Yard Bicester**

21/03976/DISC

Case Officer: Shona King

Applicant: Cherwell District Council

Proposal: Discharge of Conditions 6 (roof tile), 10 (rainwater goods sample), 11 (wire brush metalwork), 12 (matching paint colour), 13 (proposed fittings) & 14 (mortar sample) of 21/02394/LB

Ward: Bicester South and Ambrosden

Councillors: Councillor Cotter, Councillor Sames, Councillor Wing

Reason for Referral: The Council is the applicant

Expiry Date: 14 February 2022

Committee Date: 10 February 2022

SUMMARY OF RECOMMENDATION: THAT CONDITIONS 6 (ROOF TILE), 10 (RAINWATER GOODS SAMPLE), 11 (WIRE BRUSH METALWORK), 12 (MATCHING PAINT COLOUR), 13 (PROPOSED FITTINGS) & 14 (MORTAR SAMPLE) OF 21/02394/LB BE DISCHARGED

1. APPLICATION SITE AND LOCALITY

1.1. The application site is located within the built-up area of Bicester to the west of the town centre. Listed building consent was granted for the refurbishment of the building with works including repairs to the roof of the building, replacement of fascias/soffits and rainwater goods, removal of asbestos from the building, repair of window surrounds and re-bedding of stained glass and vents, repair of a concrete landing and removal of corrosion to stair balustrade. It is also proposed to rewire the building and replace the heating and lighting.

2. CONSTRAINTS

2.1. The application building is a Grade II Listed building, which is adjacent to Bicester Conservation Area, within the setting of listed buildings and is of high archaeological interest.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. The application seeks the approval of details reserved by Conditions 6 (roof tile), 10 (rainwater goods sample), 11 (wire brush metalwork), 12 (matching paint colour), 13 (proposed fittings) & 14 (mortar sample) of 21/02394/LB.

3.2. Conditions 4 (roof tile condition survey), 7 (replacement of damaged/decayed timbers), 8 (eaves details) and 9 (fascia/soffit details) have been withdrawn from this application. They are to be discharged at a later date.

3.3. The Council's Ecologist was consulted on the discharge of Condition 9 but as this has been withdrawn from the application their comments are no longer required.

4. RELEVANT PLANNING HISTORY

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

21/02394/LB

Removal of the roof tiles and set aside for re-use, replacing any damaged tiles to match existing; remove remaining ivy growth to roof; inspect roof timbers and replace where decayed and damaged; replace roofing felt; replace timber fascias and soffits to match existing; replace PVCu rainwater goods to match existing. Remove Asbestos surrounds to stained glass and vents at first floor level; re-bed stained glass and vents within holes with mortar to match existing. Repair first floor concrete landing to staircase. Remove corrosion to stair balustrade and decorate. Strip out all electrical services back to distribution board and replace with new. Replace heating and lighting throughout

APPROVED

5. PRE-APPLICATION DISCUSSIONS

5.1. No pre-application discussions have taken place with regard to this proposal

6. RESPONSE TO PUBLICITY

6.1. This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was **7 January 2021**.

6.2. No comments have been raised by third parties.

7. RESPONSE TO CONSULTATION

7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

7.2. BICESTER TOWN COUNCIL: Welcome this application

7.3. CONSERVATION OFFICER: No formal comments have been received however the Conservation Officer has been in discussion with the agent and has agreed the details for the discharge of Conditions 6, 10, 11, 12, 13, and 14.

8. APPRAISAL

Condition 6

8.1. This requires the approval of a sample of new tiles required to re-roof the building prior to the re-roofing of the building taking place. The tiles proposed are a handmade clay tile, Brookhurst Sahtas, and are considered to be a good match to the existing tiles on the roof. As such, it is recommended that the details are acceptable.

Condition 10

8.2. This requires the use of cast iron rainwater goods on the building and details of the proposed rainwater goods are required to be submitted for approval. It is proposed to use Apex Heritage half-round gutters and Apex Heritage circular down pipes finished in black. This is considered to be acceptable and will preserve the appearance of the building.

Condition 11

- 8.3. This requires the submission and approval of details of the method to be used to remove the corrosion to the balustrading to the exterior of the building. It is proposed to use a wire brush to remove loose flaking paint from the metalwork before sanding by hand with fine grit sandpaper. This method is considered acceptable and will not result in a detriment to any historic fabric. As such, it is recommended that the details are acceptable.

Condition 12

- 8.4. This requires the submission and approval of the specification and colour of the paint to the balustrade. It is proposed to use a black paint to match the existing. This is considered acceptable and would not detract from the character of the building. As such, it is recommended that the details are acceptable.

Condition 13

- 8.5. This requires the submission and approval of details of the wiring routes and fittings prior to the rewiring of the building. It is proposed to use existing wiring routes and new wiring will be contained in surface mounted conduit. All existing wiring is surface mounted to either the stonework or timber joists and it is considered that this method will ensure minimal damage to the building fabric. As such, it is recommended that the details are acceptable.

Condition 14

- 8.6. This requires the submission and approval of a sample of the lime mortar to be used in the repointing of the building. It is proposed to use a lime/aggregate mortar without cement for the repointing of the building. The Conservation Officer considers that this mix is suitable for the historic fabric and as such it is recommended that this condition is discharged.

9. RECOMMENDATION

THAT PLANNING CONDITIONS 6 (ROOF TILE), 10 (RAINWATER GOODS SAMPLE), 11 (WIRE BRUSH METALWORK), 12 (MATCHING PAINT COLOUR), 13 (PROPOSED FITTINGS) & 14 (MORTAR SAMPLE) OF 21/02394/LB BE DISCHARGED, BASED UPON:

Condition 6 - Brookhurst Sahtas handmade clay tile

Condition 10 - Apex Heritage half-round gutters and Apex Heritage circular down pipes finished in black

Condition 11 – Removal of loose flaking paint from the metalwork before sanding by hand with fine grit sandpaper

Condition 12 - Black paint for the balustrade to match the existing

Condition 13 - Use of existing wiring routes with new wiring contained in surface mounted conduit

Condition 14 – Cement free lime/aggregate mortar