

Case Officer: Matthew Coyne **Ward(s):** Adderbury, Bloxham And Bodicote

Applicant: Baily Garner

Ward Member(s): Cllr Mike Bishop, Cllr Chris Heath, Cllr Andrew McHugh

Proposal: Discharge condition 4 (waterproof membrane) of 16/00936/LB

Committee Date: 16th February 2017

Recommendation: Approval

Reason for Referral: CDC owned property

1. Application Site and Locality

- 1.1 The application site is the Old Bodicote House, a large stone built house. The building is Grade II listed (of 18th – 19th Century) and has been linked to a 20th Century Council office building. The application specifically relates to the electrical room which is situated in the Old House and is accessible through the main entrance and from an entrance at the rear courtyard.
- 1.2 Listed Building Consent was granted (application 16/00936/LB refers) for the removal of the existing walkway; provision of a new fire rated enclosure for the electrical equipment; and the repair and making good of the damp to the external wall.

2. Description of Proposed Development

- 2.1 The application seeks permission for the discharge of Condition 4 from Listed Building Consent 16/00936/LB. Condition 4 required full details on the waterproof membrane (or other suitable damp prevention method), to be submitted to and approved in writing by the LPA prior to the commencement of development.
- 2.2 The application is before the Committee as the Council has an interest in the land and buildings.

3. Response to Publicity

- 3.1 This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper.
- 3.2 At the time of writing this report, no comments had been raised by third parties.

4. Response to Consultation

- 4.1 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.

CHERWELL DISTRICT COUNCIL:

- 4.2 The Conservation Officer raises no objections to the principle of this development.

There are no objections in principle to the proposed DryRoom membrane being applied to the walls as the product details https://www.google.co.uk/?qws_rd=ssl#q=DryRoom+membrane indicate that the product allows for the free movement of water through the walls of the building and will therefore not cause a long term problem for the structure of the building. Further information may be required about how the drainage (recommended in the product details) will be dealt with.

It should, however, be noted that this system is usually used to deal with rising damp or in cellars or basements. It appears from closer inspection of the damp area that the problem is being caused by the drainage system / rainwater goods on the single storey roof. It would be far better to resolve the cause of the damp and avoid the need for expensive solution.

5. Appraisal

- 5.1 Condition 4 requires full details of the waterproof membrane (or other suitable damp prevention method), to be submitted to and approved in writing by the LPA. This condition was attached to the original consent on the basis of the advice received from the Conservation Officer.
- 5.2 The Conservation Officer advises that the proposed waterproof membrane system would not cause a long term problem to the structure of the building, nor would it be detrimental to the historic fabric of the Listed Building. For the purposes of the application, Officer's consider that the details provided satisfy the requirements of Condition 4.
- 5.3 Whilst the details submitted to discharge this condition are considered acceptable by Officer's, the applicants should consider whether this solution will address the cause of the damp within the building. In the first instance, consideration should be given to whether the damp is being caused by a faulty drainage system / rainwater goods on the single storey roof.

6. Conclusion

- 6.1 The application is before Members as Cherwell District Council has an interest in the land/buildings. The proposed details submitted for the discharge of Condition 4 (and the proposed approach) is considered to be appropriate by Officers. The applicants should, however, consider whether the damp is being caused by a faulty drainage system / rainwater goods on the single storey roof.

7. Recommendation – Approval

In accordance with details contained within document titled: 'Specification of Works' 27527 Rev B (18/01/2017). The development shall then be carried out fully in accordance with the approved details.

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