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|------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>APPLICATION NO.</b>       | <a href="#">P21/V1075/LB</a>                                                                              |
| <b>SITE</b>                  | Dunraven House 32 London Street<br>Faringdon, SN7 7AA                                                     |
| <b>PARISH</b>                | GREAT FARINGDON                                                                                           |
| <b>PROPOSAL</b>              | Replacement of the existing<br>impermeable pointing, plaster and<br>rendering with breathable lime mortar |
| <b>WARD MEMBER(S)</b>        | David Grant<br>Bethia Thomas                                                                              |
| <b>APPLICANT<br/>OFFICER</b> | David Grant<br>Kerry Street                                                                               |

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### **RECOMMENDATION**

It is recommended that Listed Building Consent is granted subject to the following conditions:

#### **Standard Conditions:**

- 1. Commencement within three years**
- 2. Development completed in accordance with the approved plans**

#### **Compliance Conditions**

- 3. Details and materials in accordance with the application**

### **1.0 INTRODUCTION AND PROPOSAL**

- 1.1** This application is referred to committee as the applicant is a ward member.
- 1.2** Dunraven House is a terraced Grade II listed dwelling in London Street, Faringdon. A site location plan is below:



1.3 This application seeks listed building consent for internal and external works to replace existing inappropriate materials, implemented by previous owners, with much more appropriate replacements better suited to the historic fabric of the listed building. The proposed works can be summarised as follows:

- Repointing of the internal western wall in the ground floor dining room and ground floor hallway
- Re-plastering of the internal north wall beneath the ground floor window
- Re-rendering of the bottom 1 metre of the external north wall facing London Street

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 Full comment and representations can be seen on the council’s website, [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

|                               |                                              |
|-------------------------------|----------------------------------------------|
| <b>Faringdon Town Council</b> | No comments received at the time of writing. |
| <b>Conservation Officer</b>   | No objections                                |

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P19/V0740/LB](#) - Approved (16/05/2019)  
 Replace gas boiler and install condensate pipe.

[P17/V2822/LB](#) - Other Outcome (22/11/2017)

Replace lead valleys (adjoining 32A front and back) with EPDM rubber membrane as advised by roofer.

[P16/V1718/LB](#) - Other Outcome (21/10/2016)

Positive input ventilation which will require internal ducting leading to a drilled core hole of 105mm in the external wall covered by an external grill.

[P08/V0779/LB](#) - Approved (04/07/2008)

Replacement windows on the rear elevation, structural repair to cellar wall. (Works already undertaken).

### 3.2 **Pre-application History**

None.

### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Listed building applications do not fall within the defined scope for potential EIA development.

### 5.0 **MAIN ISSUES**

#### 5.1 **Impact on the Special Interest of the Listed Building**

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. This application seeks listed building consent for the replacement of existing unsuitable materials on various internal and external walls with materials that are more sympathetic to the historic structure of the building. This includes the use of breathable lime mortar which is far more appropriate for historic buildings.

5.2 The works have been carefully considered by the Conservation Officer who has provided the following comments;

*I have no objection to the proposals which are appropriate for the construction of the building and will preserve the building in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

5.3 Therefore, officers are satisfied that the proposed works are acceptable with regard to safeguarding the special architectural and historic interest of the listed building.

#### 5.4 **Community Infrastructure Levy**

The proposal is not subject to CIL.

### 6.0 **CONCLUSION**

6.1 The proposal is considered acceptable. It complies with the relevant policies within the Local Plan and with the provisions of the NPPF.

The following planning policies have been taken into account:

**Vale of White Horse Local Plan 2031, Part 1**

CP39 - The Historic Environment

**Vale of White Horse Local Plan 2031, Part 2**

DP36 - Heritage Assets

DP38 - Listed Buildings

**Faringdon Neighbourhood Plan, 2016**

**Vale of White Horse Design Guide**

**National Planning Policy Framework, 2019 (NPPF)**

**Planning Practise Guidance**

**Town & Country Planning (Listed Buildings and Conservation Areas) Act, 1990**

**Equalities Act 2010**

**Human Rights Act, 1998**

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