



# The Planning Inspectorate

Room 3/04  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Direct Line: 0303 444 5243  
Customer Services:  
0303 444 5000  
Email: [teamp11@pins.gsi.gov.uk](mailto:teamp11@pins.gsi.gov.uk)

[www.planningportal.gov.uk/planninginspectorate](http://www.planningportal.gov.uk/planninginspectorate)

Tom Plant  
Cherwell District Council  
Public Protectn & Development  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

Your Ref: 14/01601/LB  
Our Ref: APP/C3105/Y/15/3138337

14 January 2016

Dear Mr Plant,

Planning (Listed Buildings and Conservation Areas) Act 1990  
Appeal by Mr Justin Grainger  
Site Address: Chancel Cottage, Fir Lane, Steeple Aston, BICESTER, OX25 4SF

Please find attached a copy of the appellant's heritage statement. Although submitted late, we are minded to accept considering the circumstances described in the covering letter.

If you wish to comment on this document, please do so no later than 28 January 2016.

Yours sincerely,

***Kerr Brown***  
Kerr Brown

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)*

Dear Kerr,

As discussed over the phone the yesterday, I would kindly ask that the attached comments from Nicholas Worlledge of Worlledge Associates be taken into account in the above appeal due to the extraordinary circumstances for their late submission.

To inform the Planning Inspectorate of the full circumstances, I attach a letter outlining the reasons why Nick was unable to produce his evidence prior to Friday's deadline.

Please accept my sincere apologies for their late submission; I hope, given the circumstances, they will be allowed to be seen by the inspector.

A confirmation of your receipt of the attached would be gratefully appreciated.

Best wishes

Justin  
07903661157

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Mr Justin Grainger  
West Barn, Lower Honor End Farm  
Little Hampden  
GREAT MISSENDEN  
HP16 9PR

Email: [justin.grainger@yahoo.co.uk](mailto:justin.grainger@yahoo.co.uk)  
Phone: 07903 661157

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Kerr Brown  
The Planning Inspectorate  
3/01 Kite Wing  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Your Ref: APP/C3105/Y/15/3138337  
Date: 12<sup>th</sup> January 2016

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Dear Kerr,

**Town and Country Planning Act 1990**  
**Appeal by Mr Justin Grainger**  
**Site at Chancel Cottage, Fir Lane, Steeple Aston, BICESTER, OX25 4SF**

As discussed on the phone this morning, I would kindly ask that the attached comments from Nicholas Worlledge of Worlledge Associates be taken into account in the above appeal due to the extraordinary circumstances for their late submission.

As I explained when we spoke, I originally engaged Nick to produce the Heritage Report submitted as part of the Appellant's Statement of Case and separately to produce an Addendum to the Heritage Report to inform a revised application relating to the property.

Early in December, I engaged Nick once more to provide expert evidence to inform this appeal, which he agreed to do. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

As such, please find attached Nick's comments relating to the appeal along with supporting documentation. It is my intention that Nick act as expert witness at the hearing in March in relation to the heritage significance of property and the assessment of the impact of the proposed development.

Please accept my sincere apologies for their late submission; I hope, given the circumstances, they will be allowed to be seen by the inspector.

Please do let me know if you require any further information in relation to the above.

Yours sincerely

Mr Justin Grainger

## HERITAGE STATEMENT APPENDIX 1

**From:** Jennifer Ballinger

**Sent:** 08 September 2015 14:15

**To:** Rebekah Morgan

**Subject:** Chancel Cottage, Fir Lane Steeple Aston - 15/01328/LB and 15/01327/F

Dear Rebekah

Thank you for passing these applications to me for comment. I previously dealt with applications 14/01552/F and 14/01601/LB which were refused due to their detrimental impact on the special interest of the listed building and character and appearance of the conservation area and setting of the neighbouring grade II\* listed building.

The accumulative impact of the proposed alterations were considered to cause substantial harm to the listed building and less than substantial harm to the conservation area and setting of the grade II\* listed building.

The new applications have some minor modifications including the alteration of the number and type of roof lights and the change in material from timber boarding to stone for the kitchen extension. These proposed alterations are considered a slight improvement on the previous scheme, but do not fully address the reasons for refusal on the previous application.

The accumulative impact of the proposed alterations are considered to cause less than substantial harm to the significance of the listed building and the public benefits are not considered to outweigh this harm.

The Addendum to the Heritage Statement has been read and I have the following comments to make

- In addition to Policy changes at national level the Cherwell Local Plan 2011-2031 Part 1 was adopted on 20<sup>th</sup> July 2015 and the heritage policy is now ESD15: The Character of the Built and Natural Environment. Policy C18 of the Cherwell Local Plan 1996 remains as a saved policy.
- The designation of Chancel Cottage as a grade II listed building (rather than grade I or II\*) does not mean that its plan form is not of significance.

- The harm caused by the opening of a door at first floor level relates to the loss of fabric and the change in function by bringing a former outbuilding / stable into full domestic use. In an acceptable scheme the harm caused could potentially be outweighed by the public benefit of bringing this section of the building into use. This is not an acceptable scheme and therefore there is no public benefit to outweigh the harm.
- The change in material from timber to stone on the proposed kitchen extension is considered to be positive, but the form, scale and massing are still considered to be detrimental to significance of the listed building. The proposal to create an 'additive' nature to the extension is not considered to address this. It is unclear how this alteration to the form is considered to be *'characteristic of how the house (and many other historic houses) has evolved, changing to meet the needs of its occupants and represents the physical evidence of its history'*. The proposed extension is in a modern rather than traditional form and is intended to be built in one construction phase and is not an evolving traditionally constructed building.

The reasons for refusal on the previous applications have not been overcome and it is recommended that these applications should also be refused. The applicants have previously been advised that a modest extension of more traditional proportions may be considered acceptable and justifiable, subject to details.

Regards

Jenny Ballinger