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## **Statement of Common Ground**

**Listed Building Consent and Planning Application  
Appeal:**

**Internal alterations, external alterations  
(including insertion of six rooflights), demolition  
of attached outbuildings and erection of single  
storey extension at Chancel Cottage, Fir Lane,  
Steeple Aston, OX25 4SF**

**LPA Ref: 14/01601/LB and 14/01552/F**

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*On behalf of Mr Justin Grainger*

*12 February 2015*

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## 1. Introduction

- 1.1. In September 2014, Mr Justin Grainger ("**the Appellant**") submitted a listed building consent application for internal alterations and the removal of attached outbuildings to enable a new extension ("**the Application**") to Chancel Cottage, Fir Lane, Steeple Aston OX25 4SF ("**the Property**") to Cherwell District Council ("**the Council**").
- 1.2. This statement of common ground is produced in support of an appeal by Mr Justin Grainger against the decision of Cherwell District Council to refuse listed building consent and planning permission in relation to the Application.

## 2. Background

### Site description and location

- 2.1. Chancel Cottage is a grade II listed building which lies within Steeple Aston Conservation Area. The Property is an attractive stone built cottage of two floors plus an attic and basement.
- 2.2. The Property is set back from the street front behind a cut privet hedge. To the north of the house is a public footpath that leads to allotments and to the south there is an opening with a gravelled area forming car parking, defined by a low stone wall. The rear garden is defined by stone walls and a post-and-wire fence to the east where the garden area has been extended, incorporating one of the allotments to the east. Attached to the rear wing to the southeast are two small stores. The house sits opposite the grade II\* listed church of St. Peter & St. Paul.
- 2.3. The Property was listed in 1988. The Planning and Design and Access Statement and Heritage Report provide further background information.

### Condition of the property

- 2.4. The property has not been maintained or upgraded in recent times. Because of this it is in a poor state of repair and is in need of refurbishment.

## Planning history

2.5. The relevant planning history recorded on the Council's public access system is summarised as follows:

Reference	Description	Status
08/02404/LB	<i>Remove existing window frames from front elevation and bathroom and replace with new (as amplified by applicants letter and accompanying photographs dated 05/01/09 received 07/01/09)</i>	Permitted – 12/01/2009
14/01552/F and 14/01601/LB	<i>Erection of single storey side extension / Internal alterations, external alterations (including insertion of six rooflights), demolition of attached outbuildings and erection of single storey extension</i>	Refused – 11/05/2015
15/01327/F and 15/01328/LB	<i>Demolition of attached outbuilding and erection of single storey side extension (revised scheme of 14/01552F) / Internal alterations, external alterations (including insertion of six rooflights), demolition of attached outbuildings and erection of single storey extension (revised scheme of 14/01601/LB)</i>	Refused – 08/10/2015

## 3. Planning policy

3.1. At the time of writing the statutory development plan comprises:

### 3.2. The Cherwell Local Plan 2011-2031 – Part 1

Was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

#### Cherwell Local Plan 2011-2031 Part 1

ESD 15 – The Character of the Built Environment

#### Cherwell Local Plan 1996 (Saved Policies)

C18 – Development proposals affecting a listed building

C28 – Layout, design and external appearance of new development

C30 – Design of new residential development

### **3.3. Other relevant advice and policy**

The National Planning Policy Framework (NPPF) (2012)

The National Planning Practice Guidance (NPPG) (2014)

Historic England GPA2 – Managing Significance in Decision-Taking in the Historic Environment 2015

Historic England GPA3 – The setting of heritage assets 2015

Historic England Conservation Principles, policy and guidance 2008

Steeple Aston Conservation Area Appraisal 2014

## **4. Areas of agreement**

- 4.1. The following are considered to be areas on which the appellant and the local planning authority are likely to agree as being common ground:
- 4.2. The property has been vacant since September 2012 and has been owned by the Appellant since January 2014.
- 4.3. The property was subject to some pre-application consultations with other potential purchasers (but not the Appellant) between September 2012 and January 2014.
- 4.4. The Council recognises that Chancel Cottage has suffered from a lack of maintenance.
- 4.5. The optimum viable use is for the property is to remain as a single residential property.
- 4.6. The Heritage Statement provides a good background and overview of the cottage itself and its wider context of the village of Steeple Aston. The document summarises the significance of the building and emphasises the importance of allowing change within heritage assets, recognising that the Council is of the opinion that other features (noted below at 5.4) also contribute to the building's significance.

## **5. Areas of disagreement**

- 5.1. The extent and nature of the impact of the development on the Property and its surroundings.
- 5.2. The Council is of the opinion that the following elements not included in the Heritage Statement contribute to the building's significance:
  - Survival of the plan form with the 18th century single pile plan and the later incorporation of the stable building into the domestic accommodation

- Simple vernacular form of the cottage and survival of historic fabric

5.3. In particular, the Council's principal concerns in relation to the Application relate to:

- Scale, form and massing of the proposed extension
- Materials – the use of timber boarding
- The insertion of six rooflights in the existing building
- Insertion of an internal doorway opening at first floor level

, arguing that this would result in significant and demonstrable harm, which does not preserve or enhance the special interest of the listed building, the setting of a grade II\* listed Church and the special interest of the conservation area, harm that is not outweighed by public benefits.

5.4. The Appellant is of the opinion that the proposed development would not result in harm to the character, setting and significance of the Grade II listed Chancel Cottage, nor in harm to the character and appearance of the Steeple Aston Conservation Area and the character, setting and significance of the Grade II\* listed St Peter's Church.

5.5. In particular, the proposals will:

- Secure the building's future and sustain its residential use,
- Preserve the physical evidence of the development of the village during the C18th and the history of the cottage,
- Preserve the formality of its façade,
- Preserve the plan form and understanding of it,
- Preserve the sense of enclosure to the street, framing the green space of the churchyard,
- Preserve the setting of the Church,
- Maintain the role of a backdrop or visual stop in views from the churchyard,
- Continue the use of natural, vernacular materials, simply employed, adding interest and texture to the informal compositions and helping to reinforce local distinctiveness,
- Enhance the appearance of the conservation area, helping to conceal views of overhead lines and transformers,
- Avoid any unnecessary or unjustified loss of existing fabric.

5.6. There is disagreement as to the public benefits of the proposals.

## 6. List of relevant application plans and documents

### 6.1. Original drawings

- 059\_1\_100 Existing site plan
- 059\_1\_101 PL1 Existing GAs
- 059\_1\_102 PL1 Existing basement floor plan
- 059\_1\_103 PL1 Existing ground floor plan
- 059\_1\_104 PL1 Existing first floor plan
- 059\_1\_105 PL1 Existing second floor plan
- 059\_1\_106 PL1 Existing roof plan
- 059\_1\_107 PL1 Existing section AA
- 059\_1\_108 PL1 Existing section BB
- 059\_1\_109 PL1 Existing section CC
- 059\_1\_110 PL1 Existing section DD
- 059\_1\_111 PL1 Existing section EE
- 059\_1\_112 PL1 Existing section FF
- 059\_1\_114 PL1 Existing landscaping
- 059\_1\_201 PL1 Demolition GAs
- 059\_1\_202 PL1 Demolition basement floor plan
- 059\_1\_203 PL1 Demolition ground floor plan
- 059\_1\_204 PL1 Demolition first floor plan
- 059\_1\_205 PL1 Demolition second floor plan
- 059\_1\_206 PL1 Demolition roof plan
- 059\_1\_207 PL1 Demolition section AA
- 059\_1\_208 PL1 Demolition section BB
- 059\_1\_209 PL1 Demolition section CC
- 059\_1\_210 PL1 Demolition section DD
- 059\_1\_211 PL1 Demolition section EE
- 059\_1\_212 PL1 Demolition section FF
- 059\_1\_213 PL1 Demolition section GG
- 059\_1\_214 PL1 Demolition landscaping
- 059\_1\_301 PL1 Proposed GAs
- 059\_1\_302 PL1 Proposed basement floor plan
- 059\_1\_303 PL1 Proposed ground floor plan
- 059\_1\_304 PL1 Proposed first floor plan
- 059\_1\_305 PL1 Proposed second floor plan
- 059\_1\_306 PL1 Proposed roof plan
- 059\_1\_307 PL1 Proposed section AA
- 059\_1\_308 PL1 Proposed section BB
- 059\_1\_309 PL1 Proposed section CC
- 059\_1\_310 PL1 Proposed section DD
- 059\_1\_311 PL1 Proposed section EE
- 059\_1\_312 PL1 Proposed section FF

- 059\_1\_313 PL1 Proposed section GG

## 6.2. Amended drawings

- 059\_1\_201 PL2 Demolition GAs
- 059\_1\_202 PL2 Demolition basement floor plan
- 059\_1\_203 PL2 Demolition ground floor plan
- 059\_1\_204 PL2 Demolition first floor plan
- 059\_1\_205 PL2 Demolition second floor plan
- 059\_1\_206 PL2 Demolition roof plan
- 059\_1\_207 PL2 Demolition section AA
- 059\_1\_208 PL2 Demolition section BB
- 059\_1\_209 PL2 Demolition section CC
- 059\_1\_210 PL2 Demolition section DD
- 059\_1\_211 PL2 Demolition section EE
- 059\_1\_212 PL2 Demolition section FF
- 059\_1\_213 PL2 Demolition section GG
- 059\_1\_214 PL2 Demolition landscaping
- 059\_1\_301 PL2 Proposed GAs
- 059\_1\_302 PL2 Proposed basement floor plan
- 059\_1\_303 PL2 Proposed ground floor plan
- 059\_1\_304 PL2 Proposed first floor plan
- 059\_1\_305 PL2 Proposed second floor plan
- 059\_1\_306 PL2 Proposed roof plan
- 059\_1\_307 PL2 Proposed section AA
- 059\_1\_308 PL2 Proposed section BB
- 059\_1\_309 PL2 Proposed section CC
- 059\_1\_310 PL2 Proposed section DD
- 059\_1\_311 PL2 Proposed section EE
- 059\_1\_312 PL2 Proposed section FF
- 059\_1\_313 PL2 Proposed section GG
- 059\_1\_314 PL2 Proposed landscaping

## 6.3. The Appellant and Council agree that the following documents are relevant to the hearing:

- The Appellant's Statement of Case
- The LPA's Application Report
- The Design and Access Statement – McLaren Excell Architects
- The Heritage Report – Worlledge Associates
- The Heritage Report Addendum
- Comparable Application – Old School House
- Comparable Application – Tythe Barn House
- SAVA notes on Chancel Cottage



- Rightmove for sale listing
- Report on the condition of Chancel Cottage
- Lender's valuation report
- Appellant's Council tax bill for 2014/2015
- Steeple Aston PC Comments - 22-10-14
- Representation provided by Steeple Aston Parish Council in relation to the appeal

Signed on behalf of the Appellant

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Date:

Signed on behalf of Cherwell District Council



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Date: 12<sup>th</sup> February 2016