**18/00994/LB**

**18/00993/F**

**Extension and internal alterations to LB**

**Application Site**

Wendlebury Lodge, Church Lane, Wendlebury, Bicester.

**Understanding the heritage assets affected**

The property is half of the former manor house which is now 2 houses. The building can be dated to the Mid-18th century, possibly with an earlier core. Wendlebury Lodge is the range to the right, this part of the building is constructed of squared rubble limestone and has an earlier front to that on the neighbouring Wendlebury House. This elevation has a dentiled cornice and storeyband. There is a large window at ground floor which is an early 20th century alteration. The building has a continuous steep pitched roof with hipped roof dormers. To the rear the wall is obscured by additions however some large lunette windows remain. The property is a grade II Listed Building.

**Significance**

The significance of the building lies in its special interest as part of the manor house which can be dated back to the 18th century. There are some interesting features, most notably the lunette windows. Most of the significance comes with the external appearance and fabric as internally this section of the building has been significantly altered in the 20th century. Therefore any historic fabric that remains should be preserved.

**Proposals**

Demolish existing conservatory and replace with new Garden room. Demolish existing detached garage. Internal alterations including new staircases and removal of internal walls.

**Appraisal of issues**

The existing conservatory to be demolished is a late 20th century addition which does not contribute to the special character of the building, furthermore its removal will not result in a loss of historic fabric and therefore subject to appropriate replacement the demolition is acceptable.

The replacement garden room will sit on the same footprint as the existing and will have a simple design that draws on the style of a 19th century orangery but is small in scale. This design is considered to complement the existing building and therefore will not alter the special character.

Internally there are extensive works to reconfigure the space. The works involve the removal and alteration of 20th century walls and in places will result in returning some rooms back to their historic layout, improving what is currently in places an impractical layout; this is considered to be beneficial. As a further consequence of the reconfiguration new partition walls will be installed, the majority of these will not alter the layout of the building substantially. The curved wall to be installed on the first floor landing is an odd feature however it ensures that the lunette window is not impacted. The new partition which will be installed across the existing first floor lounge to create a master bedroom and en suite will have the most impact in terms of alterations to layout. However as this room was formerly extended in the 20th century and the partition could be removed in future allowing for the development of the room to still be identifiable this change is considered to result in minimal harm. Overall and on balance the removal of existing partitions and the installation of the new walls is considered to be acceptable.

The most noteworthy work is the installation of a new staircase and alterations to the existing staircase. The staircase from first to second floor is a 20th century structure and therefore the proposed changes to it will not be harmful to significant historic fabric. The new staircase from ground to first floor will involve the removal of fabric from the floor at the upper level. It is possible that historically there may have been a staircase in this area however there has been no evidence submitted to show that this is the case. Although this works will involve the potential loss of historic fabric, this is likely to be minimal and when balanced against the potential benefits of the overall scheme is considered to be acceptable.

Overall the character of the building will not be affected and the works undertaken will return the property to an improved sate of repair ensuring its viability into the future.

**Level of harm**

The works will not result in harm to the significance of f the Listed Building.

**Policies**

The relevant local and national policies are as follows:

Cherwell District Council Local Plan Policy ESD15

This policy states that new development proposals should: Conserve, sustain and enhance designated and non-designated ‘heritage assets’ including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated, furthermore development should respect the traditional pattern of the form, scale and massing of buildings. The proposal for the demolition of the existing conservatory and erection of a new garden room along with internal works are considered to conserve the heritage assets and therefore comply with policy ESD15.

NPPF – Chapter 12

Paragraph 132 requires that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the assets conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The proposals will not result in harm to the significance of the Listed Building.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 of the Act requires that ‘In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’

**Recommendation**

There are no objections to the proposals

**Conditions**

* Details of materials
* External Joinery details
* Internal Joinery details – details of new or replacement internal joinery, including doors, door linings, architraves, beading, skirtings and staircases.
* Retention of internal features – Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as doors, linings, shutters, panelling, cornicing, decorative plasterwork, floorboards, fireplaces, lath and plaster ceilings shall be altered, replaced or removed.

**Officer / Date**

Emma Harrison 17/07/18