**From:** Matilda Harden [<mailto:Matilda@georgiangroup.org.uk>]   
**Sent:** 23 August 2018 11:39  
**To:** James Kirkham  
**Cc:** Consult  
**Subject:** The Old Malthouse, St John’s Road, Banbury: Conversion of building from B1(a) offices to 25 residential flats with ancillary parking, bin storage and amenity area: 18/01159/LB

Dear Mr Kirkham,

The Old Malthouse, St John’s Road, Banbury: Conversion of building from B1(a) offices to 25 residential flats with ancillary parking, bin storage and amenity area: 18/01159/LB

Thank you for consulting The Georgian Group on the above application.

The Old Malthouse is a Grade II building within the Banbury Conservation Area. Dating from c.1830, red brick with painted stone dressings. The central pedimented bay has tall C20 plank doors. To either side of the central bay are three sashes with glazing bars. There is a similar arrangement on the first floor.

While we acknowledge the fact that the applicant has gone some way to addressing our concerns about loss of historic fabric, we still feel that the number of rooflights is excessive. The justification presented is marginally more robust but essentially a series of modern intrusions into historic fabric were inserted to create rooflights – as visible in the 1929 photograph. These were then removed to put the roof back to its original early nineteenth century form. We maintain our objection on the grounds that the number of proposed rooflights is excessive.

As previously stated in our submissions for the previous listed building consent application, the building is ‘a much-altered building whose main significance lies in its external shell, its unusual roof structure, its position within the streetscape’. The unusual roof structure is key to the significance of the historic building. We appreciate the fact that there is a desire to keep the majority of the roof trusses, but we have concerns over the removal of sections and the raising of sections. This is the most significant fabric in the building and every endeavour should be made to protect it.

Matilda Harden

Conservation Adviser

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