**18/01972/LB**

**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**

Sub-division of existing second floor bedroom to provide two smaller children's rooms.

**Appraisal of issues**

The proposal forms part of a larger scheme previously approved to restore and renovate the building. The insertion of partition walls on the line of the existing roof truss will not result in the loss of or harm to any historic fabric. The proportions of the room will however be changed as the works will result in two smaller rooms but the existing layout will still be recognisable as the partitions could be removed in the future to reinstate the room to its current proportions. Therefore it is considered that the proposed works are acceptable.

Overall the character of the building will not be affected and the works proposed will contribute to the more extensive works being undertaken which 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 proposed works to subdivide the second floor room are considered to conserve the heritage assets and therefore comply with policy ESD15.

NPPF – Chapter 16

Paragraph 193 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.

Paragraph 194 outlines that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The proposed work is not considered to result in harm to the significance of the Heritage Asset.

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 works

**Conditions**

* Any new plaster to be used on existing walls shall be lime based and breathable.

**Officer / Date**

Emma Harrison 19/12/18