**From:** Jennifer Ballinger
**Sent:** 10 May 2019 10:48
**To:** Gemma Magnuson
**Subject:** 19/00532/LB Cedar Lodge, North Side, Steeple Aston

Dear Gemma

Please find attached comments on main application. Let me know if you require anything more.

Best wishes

**Jenny Ballinger**

**Senior Conservation Officer**

**Planning Policy, Conservation and Design**

Cherwell District Council

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**Cedar Lodge, North Side, Steeple Aston**

**18/00296/preapp**

**Internal alterations and reconfiguration and glazed link to existing outbuildings**

**Understanding the heritage assets affected**

Cedar Lodge is a mid 18th century house of substantial size which is listed grade II. It lies within the Steeple Aston Conservation Area.

**Significance**

The listed building description is for identification purposes only (as was usual at the date of listing in 1988) and does not give an indication of significance.

The building is of mid 18th century date with some later extensions and alterations.

The heritage report for the site provides a basic description of the building *‘The north (front elevation to the house) whilst imposing is relatively plain, in comparisonto what appears to be a more refined and architectural south (garden elevation). The main range is ‘double pile’ with a central valley and gable ends, the west service range is single span, hipped and with a slate roof.’*

The heritage report suggests there a rang of elements of significance including

* Physical evidence of building that has evolved from its early 18th century origins and provides understanding of its development and the gentrification of the village from the 19th century.

*•* It exhibits evidence of several phases of change, reflecting the needs and aspirations of new occupiers and shows how the demands of contemporary society are reflected in the building’s fabric and setting.

* Its history as a large detached house and its ownership by wealthy landowners contributes to understanding of the social and economic structure of the village and the impact of the wealthy middle and upper classes.

• The ‘chapters’ in the building’s history have resulted in a change to the house, adding interest but sometimes losing part of the history and earlier evidence. Changes to the building’s setting also contribute to its historical interest with evidence of the amalgamation of the closes to create the extensive garden setting.

**Proposals and appraisal of issues**

The application was subject to pre-application consultation and includes the non-controversial elements of that submission.

There are a number of proposals to reconfigure the building in relation to the requirements of the new owners including

The proposals as outlined by the Heritage Report are

DEMOLITION

*•*• The existing 2001 conservatory to the rear (south) elevation

There are no objections to the demolition of the existing conservatory, which is not of historic merit.

*•*• Demolition of an internal wall in the potting shed and the timber and glazed infills

There are no objections to the proposed alterations to the potting shed. The original structure is likely to be of 19th century date, but the alterations are to 20th century elements.

*•*• The staircase in the former service wing

The existing stair is not considered to be of historic merit and there is no objection to its removal and replacement

*•*• The wall dividing the utility and boiler rooms

There are no objections to the removal of this wall which is not denoted of being of any particular significance and will allow a more usable space within the building.

*•*• The ensuite to a bedroom

There are no objections to the removal of the ensuite was inserted into the property in the 20th century.

*•*• All existing bathroom fittings

There are no objections to the removal of bathroom fittings which are not of particular historic merit.

NEW WORKS

*•*• New kitchen extension to the rear (south) elevation

There are no objections to the provision of a new kitchen extension on the site of the existing conservatory. This is not considered to cause additional harm to the building and its setting.

*•*• Installing timber and glass and double-glazed panels in existing openings in the potting shed

There are no objections to this nor to the proposed use as the building as an office / study. Further details will need to be provided (via condition) including a method statement demonstrating what elements of historic fabric will be retained.

Full details will be required of damp proof solution and floor construction

*•*• A new staircase in the former service wing

There are no objections to this propsosal which is considered to be a proportionate alteration to the building.

*•*• New door into the north wall of the current kitchen

There areno objections to this which is considered to be a proportionate alteration to the building which does not impact on the core significance.

*•*• New glazed door in the service corridor

There are no objections to this element, which is considered to be a reversible addition to the building.

*•*• Inserting a cloakroom into the current study and installing a window in the east gable

There are no objections to this, which are considered to be a proportionate alteration to the building. Full details of the window will be required by condition

*•*• Inserting a non-structural partition into a bedroom to create two bedrooms and a new door onto the landing

There are no objections to this, which is considered to be a reversible addition to the building.

*•*• Re-positioning a door opening to a bedroom to remove the conflict with the door leading from the main house to the former service wing

There are no objections to this proposal

*•*• Inserting a non-structural partition into an existing bedroom to create a family bathroom and storage

There are no objections to this, which is considered to be a proportionate alteration to the building. Further details are required (which can be conditioned) of any new pipework and ventilation for the bathroom.

*•*• Re-fitting existing bathrooms and ensuite

There are no objections to theis proposal providing it relates to bathroom suites and tiling only. Further details will be required if any new pipework or ventilation is required.

The proposal to creat an additional stair up to the attic level was discussed at pre-app stage and is included on the plans, but not mentioned in the Heritage Statement.

There are no objections to the proposed stair and it is understood that the area is to be used for storage / ancillary accommodation. Any alterations required by building control to make this suitable for full bedroom accommodation would need to be assessed separately and may not be considered acceptable.

In addition to the above the following elements would need to be conditioned.

Further details and method statement for extension of French drain to exterior of the property.

Further details and method statement for works to stone floor – to ascertain that there will be no harm to historic fabric of the building

**Level of harm**

Limited and proportionate harm

**Policies**

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Cherwell Local Plan Part 1 ESD 15.

**Recommendation**

No objection

**Jenny Ballinger, 10th May 2019**