

Case Officer: Gemma Magnuson **Recommendation:** Approve

Applicant: Mr & Mrs A Pasteur

Proposal: Creation of new bathroom, removal of existing bathroom partition, realignment of existing bathroom wall, creation of new walk-in wardrobe/office and removal of staircase to attic rooms and insertion of loft hatch and ladder

Expiry Date: 17 September 2019

1. APPLICATION SITE AND SUMMARY OF SIGNIFICANCE

- 1.1. The application relates to Cedar Lodge, a grade II listed building situated north of the village of Steeple Aston. Other Grade II listed buildings are in close proximity, and the site is in the conservation area. The site is of archaeological interest.
- 1.2. The Conservation Officer has provided the following summary of significance of the building (taken from 19/00703/LB):
- 1.3. *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 comparison to 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.'*
- 1.4. *The heritage report suggests there are a range of elements of significance including:*
 - *Physical evidence of a 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.*
 - *The Heritage Report also provides a conjectural summary of the changing role of the service wing. The report indicates that the loft area would not have been used as accommodation with servants instead being housed in the service*

wing of the building. The report also states that guests and members of the family would also have used this same area. 'Census information indicates that there are usually about 3 or 4 family members and 3 or 4 servants at any one time. Two of the servants (the Groom and the Gardener) very possibly lived in ancillary accommodation to the house, leaving just two servants occupying the service range. This means that there were likely only 2 or 3 servants needing accommodation in the service range and 3 or 4 members of the family plus guests needing 'main' accommodation. As there are only 2 principal bedrooms for the heads of the household and their guests, at least one more 'main' room is required for the children'

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. This application seeks to make alterations to the first floor of the dwelling, to involve the creation of a new bathroom to serve the guest bedroom, the removal of a bathroom partition, realignment of existing bathroom wall, the creation of a walk-in wardrobe and home office in existing bedroom, removal of an existing staircase to the attic rooms and the insertion of a loft hatch and ladder.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
19/00532/LB	Removal of existing timber framed conservatory, internal alterations, new kitchen extension and the refurbishment of an existing potting shed to form a new garden studio.	Permitted
19/00703/LB	Creation of a jib door between bedroom and bathroom to create an en-suite with associated works	Refused

- 3.2. Some similar alterations to the first floor were approved as part of 19/00532/LB.
- 3.3. The current proposal seeks an alternative location for the en-suite, that would not require a jib door, which was refused as part of 19/00703/LB.

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No formal pre-application discussions have taken place with regard to this proposal.

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was 6 September 2019, although comments received after this date and before finalising this report have also been taken into account. No comments have been raised by third parties.

6. RESPONSE TO CONSULTATION

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. Steeple Aston Parish Council – no objection.
- 6.3. Mid-Cherwell Neighbourhood Forum – no comments received.

OTHER CONSULTEES

- 6.4. CDC Building Control – no comment.
- 6.5. CDC Conservation – The proposed works which form part of this application are to the different bathrooms and en-suites on the first floor. There are no objections to the loss of the existing wall and the removal of the plasterboard ceiling in the existing en-suite. It is assumed that no additional plumbing or ventilation is required, but if so this could be dealt with by condition. There are no objections to the minor alterations to the configuration of the existing partitions in the bathroom. It is assumed that no additional plumbing or ventilation is required, but if so this could be dealt with by condition. There are no objections to the creation of an en-suite to the guest bedroom utilising an existing doorway. This is an alternative proposal following the refusal of application 19/00703/LB and is considered an acceptable solution. The stairs, which will need to be removed in order for this to form a room, are a modern intervention and will not impact on the significance of the building. Further details will be required (by condition) for plumbing and ventilation requirements, but it is assumed that the presence of a window will minimise the interventions required. There are no objections to the provision of loft hatch to the attic floor.

7. RELEVANT PLANNING POLICY AND GUIDANCE

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2. 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 (CLP 2031 Part 1)

- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C18 – Development proposals affecting a listed building

MID-CHERWELL NEIGHBOURHOOD PLAN

- PD4 - Protection of important views and vistas

- 7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Managing Significance in Decision-Taking in the Historic Environment: Historic England Good Practice (2015)
- The Setting of Heritage Assets: Historic England Good Practice (2015)

8. APPRAISAL

- 8.1. The key issue for consideration in this case is the impact on the historic significance and setting of the listed building(s).
- 8.2. Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: *In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.* Further, under Section 72(1) of the same Act the Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.3. Listed Buildings and Conservation Areas are designated heritage assets, and Paragraph 190 of the NPPF states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*
- 8.4. Paragraph 193 of the NPPF directs that: *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.* Policy ESD15 of the CLP 2031 Part 1 echoes this guidance.
- 8.5. Saved Policy C18 of the Cherwell Local Plan 1996 seeks minor and sympathetic alterations to listed buildings. Policy PD4 of the Mid-Cherwell Neighbourhood Plan requires consideration of important views and vistas, the designated conservation area and other heritage assets, in order to avoid harm.
- 8.6. The proposed development would involve internal alterations, and as a result there would be no impact upon the historic significance of the setting of the listed building or the designated conservation area.
- 8.7. The proposed works would largely involve the removal of later partition walls and the insertion of new walls to create a reconfigured first floor layout. The staircase to be removed is also a later addition to the dwelling as opposed to original fabric. The proposed en-suite would make use of an existing door opening, and represents a sympathetic solution to the applicants desire to create an en-suite bathroom since the creation of a jib door was refused consent under ref: 19/00703/LB.
- 8.8. I do not consider that the development would harm the historic significance of the listed building as a result of the works and recommend that the application is approved.

9. RECOMMENDATION

That consent is granted, subject to the following conditions:

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the

Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the information contained within the application form and the following approved plans: Dwg No's. 2018-1014-PL01 Rev. A/2018-1014-PL06 Rev. B

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the installation of any new ventilation or plumbing, full details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Gemma Magnuson

DATE: 17 September 2019

Checked By: Paul Ihringer

DATE: 17/9/19