

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

Applicant: Mr & Mrs A Pasteur

Proposal: Amendments to the external elevational treatments to the potting shed/garden studio design as previously permitted under 19/00532/LB

Expiry Date: 22 November 2019

1. APPLICATION SITE AND SUMMARY OF SIGNIFICANCE

1.1. Cedar Lodge is a detached Grade II listed dwelling situated to the north of the village of Steeple Aston, in the designated conservation area. Other Grade II listed buildings are situated to the north and west of the site. The site is of medium archaeological interest and it is likely to contain naturally elevated levels of Arsenic. A number of protected and notable species have been identified in the area. Two TPO'd trees are within the site.

1.2. The application relates to an existing curtilage listed outbuilding to the south-west of the main dwelling, abutting a curtilage listed wall.

1.3. The Conservation Officer has provided the following summary of significance:

1.4. *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.'* The heritage report suggests there a range 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.*

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The applicant listed building consent to amend a previously approved scheme for the conversion of the outbuilding to a garden studio (see ref:19/00532/LB). The approved application related to a large number of works at the property along with the works to the outbuilding and has been partially implemented. The current application therefore seeks to amend the outbuilding only, rather than a resubmission of the whole scheme or variation of condition.
- 2.2. The proposed works would involve changes to the exterior appearance of the outbuilding, to include differing openings to those approved. In addition, as work has progressed on site the brick piers have been found to be unstable, thereby requiring their reconstruction.
- 2.3. The proposed openings would be constructed from timber. The roof would be slate with aluminium rainwater goods. Timber cladding would infill the walls between the piers and openings.

3. RELEVANT PLANNING HISTORY

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

<u>Application Ref.</u>	<u>Proposal</u>
-------------------------	-----------------

19/00531/F	: 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.
------------	--

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.
-------------	--

- 3.2. The above applications relate to the approved scheme.

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No 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, by advertisement in the local newspaper. The final date for comments was 18 November 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 Local Plan Neighbourhood Forum – no comments received.

OTHER CONSULTEES

- 6.4. CDC Conservation - There are no particular objections to the alternative external appearance of the potting shed. There are some concerns that the proposal is to replicate the design / profiles of the kitchen extension as the potting shed is clearly historically distinct from the principal property. It was understood from a site visit to the property that a more significant level of work was required to the historic fabric due to defects that were uncovered during the commencement of works. This was clearly necessary (particularly in terms of the rebuild of the brick piers), but should be detailed in a schedule of works or method statement. A core consideration will be the impact on the historic boundary wall and further information / justification is required about the insulated plasterboard to ensure it will not be causing environment damage to the historic fabric and will allow the wall to breathe.

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
- PD5: Building and Site Design

- 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. Saved Policy C18 of the Cherwell Local Plan 1996 seeks minor and sympathetic alterations to listed buildings.
- 8.5. Policy PD4 of the Mid-Cherwell Local Plan states that development should not harm to the Conservation Area and its setting, other heritage assets or historic street and village views and longer distance vistas. Policy PD5 requires development to be designed to a high standard which responds to the distinctive character of the settlement, including where possible appropriate landscape mitigation, identification and protection of traditional stone walls and the improvement of footpaths and cycleways.
- 8.6. The existing outbuilding is well concealed from view of the public domain beyond the main dwelling and an existing stone wall and as a result, I do not consider that the proposed amendments would result in harm to the historic significance of the designated Conservation Area. The development would also facilitate the restoration and reuse of this curtilage listed outbuilding.
- 8.7. The use of timber cladding upon an outbuilding is considered acceptable, and whilst there are concerns regarding the domestic appearance of the garden studio, given the physical separation of the structure from the main dwelling I do not consider that this could be described as causing harm to the historic significance of the listed buildings or their setting.
- 8.8. The Conservation Officer has requested further details of the rebuilding of the piers and insulation, and I have therefore recommended conditions. The proposal accords with the above Policies.

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: Drawing No's: 2018-1014-PL01 Rev. B, 2018-1014-PL02 Rev. A, 2018-1014-GA10 Rev.

B, 2018-1014-GA11 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 erection of the walls of the outbuilding hereby approved, opening details at a scale of 1:20 including cross sections shall be submitted to, and samples of the proposed construction materials shall be made available for inspection on site, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

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.

4. Prior to the restoration/reconstruction of the brick piers, a method statement detailing how the work would be undertaken shall be submitted to and approved in writing by the Local Planning Authority. 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.

5. Prior to the installation of any insulation adjacent to the existing stone wall, full details shall be submitted to and approved in writing by the Local Planning Authority. 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: 22 November 2019

Checked By: Paul Ihringer

DATE: 22/11/19