**19/01271/F**

**Development in a Conservation Area within the setting of a Listed Building.**

**Application Site**

The Bothy, Brashfield House, Buckingham Road, Bicester.

**Understanding the heritage assets affected**

The existing house was historically an outbuilding to Brashfield House that was converted to a dwelling in 1982. Brashfield House was subsequently Listed in 1987. The building is stone built with a tile roof and appears to have been much altered in the late 20th century. The property sits in the historic grounds of Brashfield House, to the rear of the main house, but is relatively divorced from it. The property is considered to be within the setting of the Listed Building and is located within the Conservation Area.

**Significance**

The significance of the building lies in its contribution to the setting of Brashfield House.

**Proposals**

Sub-division of existing dwelling into 2no. 4-bedroom houses including new ground and and first floor extensions. Demolition of existing garden wall. Erection of 2no. double garages with ancillary spaces. Creation of a new vehicular access to serve both houses. New hard and soft landscaping proposals.

**Appraisal of issues**

The building was converted to a separate single dwelling and was therefore in separate ownership to Brashfield House prior to the Listing of Brashfield House in 1987. Therefore, taking into consideration Historic England Advice Note 10, Listed Buildings and Curtilage it is regarded that the building is not curtilage Listed.

The proposed works to extend the building will unavoidably alter the appearance of the building, this is most notable with regards to the single storey section of the building. The proposed extensions are regrettable as they will result in the building having a far more domesticated appearance than currently, which is not in keeping with its original character as an outbuilding. However, the building has already been considerably altered and its location /position means it is not easily appreciated as part of Brashfield house and its associated buildings. This coupled with the building and structures that already exist means that overall the proposal is not considered to result in additional harm to the character of the conservation area or be further damaging to the Listed Building through development within its setting.

**Level of harm**

The proposal is not considered to result in unacceptable harm to the significance of the Heritage Assets through development within their setting.

**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. Because of the existing situation the development will sustain the Conservation Area and the setting of the Listed Buildings. Therefore, on balance the proposal is considered to 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 development is considered not to result in harm to the significance of the heritage assets through development within their setting.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 of the Act requires that ‘with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

**Recommendation**

On balance there is no objection to the proposal

**Conditions**

Materials to match the existing

Joinery details

Stonework and pointing to match the existing

**Officer / Date**

Emma Harrison 30/08/2019