

Case Officer: Gemma Magnuson **Recommendation:** Application Permitted

Applicant: Bee Osborn

Proposal: Variation of condition 2 (plans) of 17/02373/LB - Alteration to openings

Expiry Date: 15 November 2019 **Extension of Time:** Yes

1. APPLICATION SITE AND SUMMARY OF SIGNIFICANCE

- 1.1. The Old Post Office is a detached Grade II listed building situated north-east of the village of Sibford Ferris, in the Conservation Area. Other Grade II listed buildings are situated in close proximity to the site to the east. A Public Right of Way runs adjacent to the site to the west. The site is of archaeological interest and is likely to contain naturally elevated levels of Arsenic.
- 1.2. The building became a listed building in September 1988 and is described as an early/mid 18th Century house. It is understood that it is the former post office serving the village and a post box remains in the front elevation.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application seeks to amend a previously approved application (ref: 17/02373/LB) that gained listed building consent for the erection of a second storey extension to an existing single storey utility room with the renovation of the current rear ancillary buildings. The amendments would involve the alteration to an approved door, the installation of a door opening in the rear ancillary buildings. An existing window opening would also be enlarged on the rear elevation.
- 2.2. Application 19/01531/F accompanies this application for listed building consent.

3. RELEVANT PLANNING HISTORY

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

<u>Application Ref.</u>	<u>Proposal</u>
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17/02372/F:	Erection of second storey extension to an existing single storey utility room with the renovation of the current rear ancillary buildings.
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17/02373/LB:	Erection of second storey extension to an existing single storey utility room with the renovation of the current rear ancillary buildings.
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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 and by advertisement in the local newspaper. The final date for comments was **9 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. Sibford Ferris Parish Council – no objection.

OTHER CONSULTEES

- 6.3. CDC Conservation – The general proposals are now considered acceptable. Further details are required of the proposed sections of the windows and doors. Slim lite double glazing is considered acceptable, but standard double glazing isn't. Rooflights should be flush with the slope of the roof and not situated on top of the rafters. The details can be submitted in advance of the determination of the application or can be attached as a condition. Amended plans were received on 15.11.2019 and the Conservation Officer verbally advised that these are acceptable on the same date.

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

- 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. The principle of the development has already been accepted by the previous permission and I am therefore only considering the proposed amendments. I did have concerns regarding the original scheme, as it would involve the loss of a historic feature on the rear elevation connected to the previous post office use that is believed to have been used for loading. The style of the opening in the side of the ancillary outbuilding was also considered domestic in appearance and the increase in the rooflights on the public side of the ancillary building was considered a backwards step.
- 8.6. Amended plans were received on 15 November 2019 that included rooflights as previously approved, details of a less domestic style door and the increase in the size of an existing window opening rather than the installation of a door. This increase would actually restore the dimensions of the probable former post office loading opening and would, in my opinion, enhance its significance.
- 8.7. The historic significance of the listed building, its setting and the setting of nearby listed buildings would be unharmed. I consider the proposal to accord with the above Policies.

9. RECOMMENDATION

That consent is granted, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the 25th January 2021.

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: 100_Rev C, 110_Rev C, 120_Rev C, 200_Rev C, 210_Rev C, 400_Rev C, 401_Rev C, 402_Rev C, Door and Window Schedule dated 14.11.2019 all received 15.11.2019

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 commencement of any stonework hereby approved, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural ironstone to match the stonework on the existing building, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

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, Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. Prior to the covering of the roofs of the development hereby approved, samples of the tile to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

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, Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. No mortar shall be used in the stonework hereby approved other than lime mortar.

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, Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

6. The rooflights hereby approved shall be of a design which, when installed, do not project forward of the general roof surface, and shall be permanently so retained 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, Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

7. Prior to the installation of any new flooring, details of the new flooring materials (i.e. timber boards or stone flags) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details so approved.

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, Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

8. Prior to the alteration of any walls forming part of the ancillary building hereby approved, full details of any proposed treatment to the walls including damp proofing or tanking shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details so approved.

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, Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

9. Prior to the installation of any plumbing, drainage or ventilation for the kitchen hereby approved, full details of any proposed plumbing, draining and ventilation requirement for the proposed kitchen shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details so approved.

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, Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Gemma Magnuson

DATE: 15 November 2019

Checked By: Paul Ihringer

DATE: 15/11/19