

**Case Officer:** Sarah Willson

**Recommendation:** Approve

**Applicant:** Mr Ian Parkinson

**Proposal:** Replace the existing ornamental combed wheat straw block ridge with a simple flush ridge in combed wheat straw.

**Expiry Date:** 4 February 2020

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## **1. APPLICATION SITE AND SUMMARY OF SIGNIFICANCE**

- 1.1. The application relates to a 1.5 storey, detached dwelling constructed of natural stone under a thatched roof with timber casement windows. The dwelling is located on the main street through the village, bordering a public green space.
- 1.2. The dwelling is Grade II listed and is within the Sibford Gower with Burdrop Conservation Area

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. This application seeks listed building consent to replace the existing ornamental wheat straw ridge with a simple flush ridge.

## **3. RELEVANT PLANNING HISTORY**

- 3.1. There is no planning history directly relevant to the proposal.

## **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, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 18 January 2020, although comments received after this date and before finalising this report have also been taken into account.
- 5.2. 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 Gower Parish Council: No objection

## OTHER CONSULTEES

- 6.3. CDC Ecology: No objection
- 6.4. CDC Conservation: No objection

## **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)
- Cherwell Residential Design Guide (2018)
- Cherwell Council Home Extensions and Alterations Design Guide (2007)

## **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. The application proposes to re-thatch a section of the roof to provide a simple flush ridge in place of the existing ornamental ridge. The proposal is to match the existing ridge material of combed wheat straw. The Conservation Officer has no objections to the proposal. Overall, the replacement of the ridge is not considered to result in any harm to the significance of the listed building and preserves one of the key features of the building.
- 8.6. Given the above assessment the proposal is considered to cause no harm and accords with Policy ESD15 of the CLP 2031 Part 1 and Government guidance relating to heritage assets in the NPPF.

## **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: Site location plan; Block Plan; Design and Access statement

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.

Case Officer: Sarah Willson

DATE: 3 February 2020

Checked By: Paul Ihringer

DATE: 4/2/20