

Case Officer: Catherine Harker **Recommendation:** Approve

Applicant: Mr D & Mrs A Brace

Proposal: Single storey extension and various internal alterations. New windows and rooflights

Expiry Date: 4 May 2020

Extension of Time: 10/07/20

1. APPLICATION SITE AND SUMMARY OF SIGNIFICANCE

- 1.1. The application relates to detached farmhouse in the village of Sibford Gower. The house is a Grade II Listed Building, and it is within a Conservation Area.

Listing Entry:

1988 - SIBFORD GOWER BURDROP SP3436-3536 16/169 Burdrop Farmhouse GV II Farmhouse now house. Mid C18 with C20 alterations. Squared, coursed ironstone. Steeply pitched C20-tile roof. Stone coped gables with moulded kneelers. Renewed blue brick end stacks. 3-unit plan plus extension on right. 2 storeys plus attic. 3-window range. Entrance off-centre to left has panelled/glazed door and hood. C20 windows to left on both ground and first floors within original openings; 3-light metal casements on right on both ground and first floors. Wood lintels throughout. Lower single-storey service extension on right. Interior not inspected.

- 1.2. To the south, east and west are other properties of various sizes and designs, and to the north is a large field surrounded by tall trees and hedges. The site raised above the road to the east but is partially screened by a hedge.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The applicant seeks to erect a single storey side extension, with a number of minor associated internal alterations, and a window, rooflight and door to the existing dwelling.
- 2.2. The existing house has 2 small single storey extensions to the east elevation. One of these would be demolished to make for the larger extension proposed here.

3. RELEVANT PLANNING HISTORY

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

4. PRE-APPLICATION DISCUSSIONS

- 4.1. The following pre-application discussions have taken place with regard to this proposal:

19/00054/preapp – extension to existing kitchen

- 4.2. Apparently informal advice was given by the Conservation Officer at a meeting, but there is no record of this advice on our systems

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 April 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 SUPPORT this application. The detailed Historical Building Appraisal Statement (HBAS) submitted with this application indicates that the property identifies extensive change both externally (see Indicative Phasing Plan) and internally, notably in the second half of the twentieth century. Internally, the property appears to have been remodelled on several occasions, as evidenced by the numerous stud partition walls. The proposed internal layout would appear appropriate to the context and character of this listed building. The HBAS makes reference to a recent Pre-App report (paras 3.7-3.9) which identifies advice offered by the Conservation Officer with regard to possible extension options. The proposed extension to the east elevation, incorporating the demolition of the existing nineteenth kitchen area to create a large double height kitchen/dining area, is proportionate to the substantive property and has minimum impact on nearby properties, thereby demonstrating that this advice has been incorporated within the current proposals. In summary, the proposals identified within this application sustain the character and appearance of this listed building, enhancing its integrity within the Conservation Area location.*

OTHER CONSULTEES

- 6.3. *OCC Archaeology - The site is located in an area of archaeological interest however the development is of a relatively small scale and as such there are no archaeological constraints to this scheme.*
- 6.4. *CDC Conservation –*
- 6.5. *I am generally supportive but have some issues that will need to be resolved some can be conditioned others may need agreement prior to determination:*
- The extension is quite long in terms of C18 and the dining area is quite wide however the elevation dictates there needs to be some stone as it adjoins the existing gable. Accepted.*
 - Object to the large rooflight to the attic of the main house but would accept a modest flush conservation rooflight set between the rafter and with a central glazing bar.*
 - Object to the rooflights on the extension and the proposed double grouping reinforces this would not respect the listed building. A high level gable light would*

provide additional high level light if required. It may be acceptable to allow a modest flush conservation rooflight set between the rafter and with a central glazing bar to the north elevation centrally above the glazed opening.

- I do not support the proposed side light to the stable doors in the gable or the main house, or the large glazed upper to the granary door. I would rather see a wider door with glazed top if well detailed, to avoid the side light proposed. The first image below has a framed flush boarded panel, the top could be divided into traditional panes –this would avoid the typical mid cill seen on a typical stable door interpretation which is a less successful detail. Could we condition the door details notwithstanding what has been submitted or do we need to negotiate these now? We will also need ironmongery details.*

- Whilst there are boxed eaves to the main house and the granary, a flush traditional eaves as per the extension to be demolished should be followed.*

- New WCs –please show any SVP/dergo that may affect internal or external fabric.*

- New stair –details will be required for both stairs to ensure minimum harm to any historic timbers.*

- Niche in snug –what is happening to the void in the corner behind the corner suite?*

- The south of the large chimney breast does not need squaring up.*

- The well –we will need details of how the well will be filled and whether this will be reversible.*

- External timber screens –will these slide over all the glazing to reduce lightspill or are they decorative? We will need details.*

modern sliding timber screens from an HE publication.

The horizontal louvres are normally seen on a game larder where deer were hung.

More traditional solid timber doors.- As proposed

Removal of rooflights/looking at omitting the sidelights and stable door with mid-cill. Suggested gable window alternative to rooflights.- As proposed

Further comments after these amendments were received:

Revised drawings:

Main house rooflight, this is too wide and needs to have a vertical proportion.

Kitchen/dining extension rooflights:

I would accept a single modest rooflight (with central glazing bar – vertical proportion) centrally over the sink and another over the table.

Louvres:

Will these be moveable or fixed?

The points/conditions in my earlier email stand regarding eaves/Joinery details etc but we should add landscape details regarding the ground work and earthwork to create the door and steps down.

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 extension proposed would be reasonably subservient to the existing building in terms of scale and mass, with a subordinate roof height, and design and materials in keeping with the listed building to which it would attach.
- 8.6. The drawings have been amended to reflect the Conservation Officer's concerns, including the rooflight to the main house given a smaller, more vertical form, and the rear door to the main house and side door to the extension changed to match that shown in the Conservation Officer's comments.
- 8.7. The number of rooflights in the extension has been reduced, with 2 to the rear of the extension and none to the front, and the design lent a more vertical design with the use of central glazing bars as suggested by Conservation.
- 8.8. The agent is unable to provide details regarding the windows or louvres at this time, and a condition regarding these will be imposed. Likewise, further details of the landscaping related to the ground work and earthwork to create the door and steps down will be required.
- 8.9. The walls would be stonework to match existing. At present the roof covering is less clear, and it appears to be proposed to use tiles to match the existing roof, but a condition requiring samples for the roof covering will be imposed.
- 8.10. It is considered that the amended proposals would result in no harm to the listed building but would modernise the building such that it will continue to be a viable family home, in keeping with its overall size, in accordance with para 196 of the NPPF and CLP 2031 policy ESD15.
- 8.11. A positive recommendation is made.

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: Location plan, Amended Block Plan 19 011 103C, and proposed amended drawings 19 011 104C, 19 011 105, 19 011 106C and 19 011107C

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 doors, windows and associated louvres, full details of the doors, windows and louvres hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to

and approved in writing by the Local Planning Authority. Thereafter the doors windows and louvres shall be installed within the building 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, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework

4. Prior to the commencement of the development hereby approved above slab level, a stone sample panel shall be constructed on site to match the stonework on the existing house, 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 development is constructed and finished in materials which are in harmony with the building materials used in the locality and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policies C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework

5. Prior to the commencement of the development hereby approved above slab level, and notwithstanding the details given in the Design and Access Statement samples of the roofing material 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

Case Officer: Catherine Harker

DATE: 09/07/ 2020

Checked By: Paul Ihringer

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