

**Friends Meeting House, Temple Mill Road,
Sibford Gower, Banbury, OX15 5RX**

20/00835/LB

Case Officer: Catherine Harker

Recommendation: Approve

Applicant: Mr Frank Cookson

Proposal: Replace the two failed south-facing windows at the front of our Quaker meeting house with purpose-made hardwood windows and frames to match the originals.

Expiry Date: 23 June 2020

Extension of Time: No

1. APPLICATION SITE AND SUMMARY OF SIGNIFICANCE

1.1. The application relates to a Grade II Listed Building, first listed in 2019.

Listing Entry:

Quaker meeting house. Built in 1864 by Thomas Manning, replacing an earlier C17 building. Minor external additions and interior alterations in 1891. Modernisation of the kitchen and WCs by Paul Richardson in 2008

1.2. The building is set back from the street behind a row of cottages and a dense line of trees that surround the site.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. The applicant seeks to replace the 2 south facing windows at the front of the Quaker meeting house with purpose-made hardwood windows and frames to match the originals.

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 2 June 2020, 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. The proposal to replace both windows on the exposed south elevation with purpose-made hardwood windows to match the original will sustain the integrity of this locally significant building within the conservation area.

OTHER CONSULTEES

- 6.3. CDC Conservation – The two windows to be replaced are in the main part of the building within the front elevation. Although the removal of the windows will result in a loss of historic fabric, the existing are in a poor state of repair and therefore there is justification for their removal. The new windows proposed will match the existing, they will be single glazed with the same profiles and therefore are considered appropriate for the building, ensuring that its character is maintained. It is recommended that these details are confirmed once an appropriate tradesperson is appointed.

As the external appearance of the building will not be altered the character of the conservation area will not be affected. Therefore, overall the proposed replacement windows are considered to be acceptable.

The joinery details submitted are acceptable.

- 6.4. CDC Building Control - Development would require a building regulations application if windows are not fitted by a competent person

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 existing south facing windows are in a poor state of repair, and the joinery details proposed would match existing. It is considered that the replacement windows would sustain and enhance the listed building by replacing the damaged windows with new ones of the same type, material and design, in accordance with the guidance of the NPPF and CLP 2031 policy ESD15

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 and Block Plans, proposed drawings FP1, and joinery details S1, S2 and S3.

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 the windows, full details of the colour/finish of the windows shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the windows 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.

Case Officer: Catherine Harker

DATE: 1 July 2020

Checked By: Paul Ihringer

DATE: 3/7/20