

Case Officer: Gemma Magnuson **Recommendation:** Approve

Applicant: Ms Bee Osborn

Proposal: Variation of Condition 2 (plans) of 19/01763/LB

Expiry Date: 9 July 2020

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: 19/01763/LB, that itself was an applicant 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 utility room with the renovation of the rear ancillary buildings.
- 2.2. Amendments made under the 2019 application related to the openings. The current application seeks the following additional amendments:
 - Retention of an existing ground floor window on the north elevation
 - Creation of steps within the garden down to a new Crittall door in the east elevation
 - Rebuilding of existing extension using Cotswold stone (there had been an inaccuracy on the previous decisions where ironstone was used instead of, I believe, Cotswold stone.
 - Re-use of existing steel window in single storey former ancillary building
 - Rendered lean-to outshot, as existing
 - Installation of painted steel rainwater goods
 - Installation of vents
 - New roof tiles to match those existing on single storey former ancillary building
- 2.3. Application 20/01196/F accompanies this application for planning permission.

3. RELEVANT PLANNING HISTORY

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

Application: 17/02372/F Permitted 25 January 2018

Erection of second storey extension to an existing single storey utility room with the renovation of the current rear ancillary buildings.

Application: 17/02373/LB Permitted 25 January 2018

Erection of second storey extension to an existing single storey utility room with the renovation of the current rear ancillary buildings.

Application: 14 June 2019

19/00076/PREAPP

Pre-Application Enquiry - Erection of first floor rear extension to an existing single storey utility room, single storey replacement extension with the renovation of the current rear ancillary buildings - Re-submission of approval - 17/02372/F

Application: 19/01531/F Permitted 15 November 2019

Variation of condition 2 (plans) of 17/02372/F - Alteration to openings

Application: 19/01763/LB Permitted 15 November 2019

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

Application: 20/00516/DISC Permitted 28 April 2020

Discharge of condition 3 (stone sample) 4 (roof tile sample) of 19/01531/F

Application: 20/00515/DISC Permitted 28 April 2020

Discharge of condition 3 (stone sample) 4 (roof tile sample) of 19/01763/LB

Application: 20/01196/F Permitted

Variation of Condition 2 (plans) of 19/01531/F

4. PRE-APPLICATION DISCUSSIONS

4.1. No formal 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 **18 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. Sibford Ferris Parish Council – no comments received.

OTHER CONSULTEES

- 6.3. CDC Conservation - There are no particular objections to the minor alterations to the plans. A stone sample panel will be required for the wall and further details of the proposed vent will need to be provided. These can be dealt with by condition if necessary.

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 permissions and I am therefore only considering the proposed amendments.
- 8.6. The majority of the proposed works would take place within the garden facing elevations, away from clear view of the public domain. I consider that they are all minor in nature, and in the case of the re-building of the existing extension, the improvement in the stonework would represent an enhancement. The use of render and matching tiles would represent no difference from the existing situation.
- 8.7. The Conservation Officer has raised no objection to the opening details submitted, and I therefore consider that these can replace those previous and omit the need for further conditions.
- 8.8. Further details of the vents are required although these can be sought via condition, as suggested by the Conservation Officer.
- 8.9. I consider that the historic significance of the Conservation Area, the listed building, its setting and the setting of nearby listed buildings would be unharmed by the proposed amendments, in accordance with the above Policies

9. RECOMMENDATION

That consent is granted, subject to the following conditions:

1. 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, Drawing No's: 100_Rev.D, 110_Rev.D, 200_Rev.D, 210_Rev.D, P-19-W-01 Rev. C, P-19-W-02 Rev. F

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.

2. The stonework shall be in accordance with the sample panel viewed on site on 06 March 2020 using the mortar mix contained within the email from the applicant dated 30 March 2020 approved as part of 20/00515/DISC.

Reason - In the interests of preserving the character and appearance of the heritage asset and to accord with saved Policy C18 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

3. The roof tile shall be in accordance with the photograph received with the email from the applicant dated 20 April 2020 approved as part of 20/00515/DISC.

Reason - In the interests of preserving the character and appearance of the heritage asset and to accord with saved Policy C18 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

4. The rooflights hereby approved shall be of a conservation style design which, when installed, do not project forward of the general roof surface, and shall be permanently so retained thereafter.

Reason - In the interests of preserving the character and appearance of the heritage asset and to accord with saved Policy C18 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

5. 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.

6. 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.

7. 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.

8. Prior to the installation of any ventilation for the bathroom hereby approved, full details of the ventilation 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: 9 July 2020

Checked By: Paul Ihringer

DATE: 9/7/20