

**Case Officer:** Matthew Chadwick      **Recommendation:** Approve

**Applicant:** Mr Roger Yates

**Proposal:** Alterations to facilitate the conversion of the existing building into a residential dwelling. Works to include repair of the existing walls (to be internally insulated), creation of minor openings within the building, and to insert a new window. Existing openings are to be enclosed with glazing.

**Expiry Date:** 25 August 2020      **Extension of Time:** 21 October 2020

---

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

- 1.1. The site is located to the north of the village of Great Bourton, at the outer limit of the village at the end of Manor Road. The site is currently occupied by a number of dilapidated farmyard buildings and barns. The buildings would previously have been used as part of a working farm in relation to Crockwell House to the east; however the farm is no longer a working enterprise.
- 1.2. The site is located in close proximity to a Grade II Listed Building, Crockwell House, and the existing farmyard buildings are considered curtilage listed by association. Public Footpath 138/4/20 runs close to the southwest corner of the site and the site is in an area of Potentially Contaminated Land, most likely owing to the sites former use as a farmyard.

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

- 2.1. Listed building consent is sought to make internal repairs to the existing walls of the building, create a number of minor openings within the walls and roof of the building to provide windows, doors and rooflights. Internally, alterations are proposed to erect walls to facilitate the conversion of the building to a dwelling. The northern projecting element of the building, constructed of timber posts and corrugated metal is proposed to be demolished as part of the proposals.
- 2.2. The design has been amended during the course of the application to remove the protruding element to the north of the dwelling and to rectify errors in the plans.
- 2.3. This application is submitted alongside a reserved matters application (20/01726/REM).

## **3. RELEVANT PLANNING HISTORY**

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

16/00609/OUT	Proposed residential development of 3 no. dwellings	Application Permitted
19/00250/OUT	OUTLINE - Residential development of 3no dwellings (Re-submission of approved	Application

#### 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 25 September 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. THE BOURTONS PARISH COUNCIL: **No objections.**

##### OTHER CONSULTEES

- 6.3. CDC CONSERVATION: Comments that given the expense of glazing to Bedroom 1 it seems unnecessary and overly large. Given the expense of glazing to the kitchen and sitting area, the rooflights here also appear large but more acceptable due to the need for light in the kitchen. The rooflight to Bedroom 3 is overly large within such a small section of roof, and as there is a further natural light source in the proposed full height glazed opening is also to be added in the west elevation.
- 6.4. Suggests conditions relating to masonry samples, black metal rainwater goods, services, joinery details, roofing samples, landscaping details and structural details.

#### 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
- C21 – Proposals for re-use of 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 buildings.
- 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 Conservation Officer initially recommended refusal on the application but the main element of concern, the replacement of the protruding element to the north of the building, was subsequently removed from the proposals.
- 8.6. The development seeks to create new openings in the northern and western elevations of the building and introduce rooflights into the southern roofslope. These alterations would result in the loss of existing fabric by the removal of a section of the exterior walls and roof of the building. Two openings are also proposed in the internal walls to create doorways for the circulation space of the building. This loss of historic fabric would result in less than substantial harm being caused to the significance of the curtilage listed building.
- 8.7. The existing building has a significant number of openings and these would be infilled with glazing and openings. Internal partition walls are proposed to create rooms for the proposed dwelling. The protruding timber post and corrugated metal

element to the north of the building is proposed to be removed. This is a more modern addition to the building and its removal is considered to result in a minor improvement to the setting and significance of the listed building, by better revealing its more historic form.

- 8.8. The ridge height of the building would remain the same. The footprint of the building would be reduced, due to the removal of the modern timber and corrugated metal element. The building would clearly remain subservient to Crockwell Farm, the grade II listed building to the east.
- 8.9. The Conservation Officer has raised concerns regarding the proposed rooflight over bedroom 3. The building has historically had rooflights in both its northern and southern roof slopes. The bedroom with the rooflight would only be otherwise served by a single opening on the west elevation.
- 8.10. The provision of rooflights would cause some harm to the significance of the listed building. However, the number of rooflights is limited to those which are considered essential to provide natural light to the new living spaces. This harm will be weighed at para 8.12 below.
- 8.11. The remainder of the proposed fenestration of the building generally infills existing openings and does not appear overly domestic. Subject to a condition requiring further joinery details, it is considered that this fenestration is acceptable and would not cause harm to the significance of the listed building.
- 8.12. The creation of new openings in the building would result in less than substantial harm being caused to the significance of the listed building but based on the amended proposals on which this application is being determined and subject to conditions relating to materials and architectural detailing this harm would be minor. However, the proposal would bring a listed building back into use that has been derelict for a number of decades. The re-use of the listed building (as a residential dwelling) would be a public benefit of the proposal that would balance out minor harm to the listed building.

## **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 (3561/A Map); Proposed Site Plan (20.08.03.13 Rev B); Proposed Ground Floor Plan (20.08.02.10 Rev B); Proposed North and South Elevations (20.08.02.11 Rev B) and Proposed East and West Elevations (20.08.02.12 Rev C).

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. No development shall commence until samples of the timber to be used in the louvres over the glazing screens of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the samples so approved and shall be retained as such 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 Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. No development shall commence until full details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in strict accordance with the approved details and shall be retained as such 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 Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. No rainwater goods shall be used in the development unless they are either cast iron or aluminium finished and shall be painted matt black.

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

Case Officer: Matthew Chadwick

DATE: 16 October 2020

Checked By: Nathanael Stock

DATE: 21.10.2020