

20/01832/F

Development within the curtilage of a Listed Building within a conservation area.

Application Site

Home Close, Main Street, Sibford Ferris, OX15 5RE

Understanding the heritage assets affected

The property is a prominent building on Main Street in Sibford Ferris. The house can be dated to 1911 and was designed by M.H Baillie-Scott. The building is built in the Arts and Crafts style and constructed of coursed ironstone with a steeply pitched stone slate roof laid in diminishing bond. The house has a long rectangular plan with flanking wings. The interior is complete and unaltered. The property is a Grade II Listed Building located in a conservation area.

Significance

The significance of the building is that it is a largely unaltered example of an early 20th century Arts and Crafts style building. The unaltered interior and the external character and appearance are all of significance. The house also contributes to the significance of the conservation area.

Proposals

Oak framed pergoda

Appraisal of issues

The proposal is for a timber pergoda located in the garden to the rear. The structure is a simple timber framed design and is considered to be complementary to the character and appearance of this garden to the rear. The proposal will not affect any historic fabric of the house or the associated Listed walls or structures. Consequently the proposal is not considered to have a detrimental impact on the Listed building through development within its setting.

As the proposed pergoda will be located to the rear the appearance of the Listed Building within the street scene will not be altered as a result of the development, therefore the character of the conservation area will not be detrimentally impacted as a result of the new build.

Level of harm

The proposal is not considered to result in harm to the Listed Building through development within its setting or the conservation area.

Policies

The relevant local and national policies are as follows:

Cherwell District Council Local Plan Policy ESD15

This policy states that new development proposals should: Conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated, furthermore development should respect the traditional pattern of the form, scale and massing of buildings. The proposal is considered to conserve and sustain the Listed Building and Conservation Area and therefore complies with policy ESD15.

NPPF – Chapter 16

Paragraph 193 requires 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.

The proposal will not harm the significance of the heritage assets

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 of the Act requires that 'In considering whether to grant listed building consent for any works the local planning authority 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.' The proposed works will preserve the Listed Building.

Recommendation

There are no objections to the proposal

Officer / Date

Emma Harrison

25/08/2020