

20/02033/LB

Extension to a Listed Building

Application Site

Wendlebury Lodge, Church Lane, Wendlebury, Bicester.

Understanding the heritage assets affected

The property is half of the former manor house which is now 2 houses. The building can be dated to the Mid-18th century, possibly with an earlier core. Wendlebury Lodge is the range to the right, this part of the building is constructed of squared rubble limestone and has an earlier front to that on the neighbouring Wendlebury House. This elevation has a dentiled cornice and storeyband. There is a large window at ground floor which is an early 20th century alteration. The building has a continuous steep pitched roof with hipped roof dormers. To the rear the wall is obscured by additions however some large lunette windows remain. The property is a grade II Listed Building.

Significance

The significance of the building lies in its special interest as part of the manor house which can be dated back to the 18th century. There are some interesting features, most notably the lunette windows. Most of the significance comes with the external appearance and fabric as internally this section of the building has been significantly altered in the 20th century. Therefore any historic fabric that remains should be preserved.

Proposals

Single storey extension to rear, removal of existing conservatory and lean-to

Appraisal of issues

The existing conservatory to be demolished is a late 20th century addition which does not contribute to the special character of the building, furthermore its removal will not result in a loss of historic fabric and therefore the principle of a replacement extension in this position is acceptable and has already been granted consent through a previous application.

However the current proposal is larger and goes beyond what was approved previously. The extension proposed here is not considered to be acceptable in its current form. The proposal involves the demolition of the early 20th century 'lean to' type extension to the western side of the rear elevation. The removal of this is not considered to be harmful on its own, but it is considered that any replacement extensions should respect the form of the existing house. The extension proposed will protrude at least 1.6m from the existing building line at the rear and this additional protrusion and the square form of the extension is considered to result in the proposal dominating and detracting from the main historic part of the building. Although the early 20th century extensions do not have significance on their own, they allow the principal historic building to dominate and they contribute to legibility of the development of the building. In this respect the approved extension sits more comfortably than this proposal. Therefore it is suggested that the size and design of the proposed extension should be rethought. In terms of the size and plan of the extension this should be reduced so that it does not protrude beyond the rear wall of the existing parts of the building to such an extent. Ideally any new extension would remain in line with the existing rear walls of the building. It is suggested that the design could also be reconsidered to give an appearance that is more 'modular' this would reflect the existing additions which appear more organic and illustrate the development of the building.

In conclusion in their current form the extension is considered to result in less than substantial harm to the significance of the Heritage Asset. The NPPF paragraph 196 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. In this case it is considered that the public benefit does not outweigh the resulting harm and therefore the proposal cannot be supported.

However it is considered that an acceptable proposal could be achieved, and the Conservation and Design Team would be happy to review and consider any amended proposals.

Level of harm

The proposed scheme is considered to result in less than substantial harm to the significance of the Listed Building.

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 in its current form is not considered to enhance the Listed Building and therefore do not comply 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.

Paragraph 194 outlines that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The proposed development is considered to result in less than substantial harm to the significance of the Heritage Assets and is therefore contrary to paragraphs 193 and 194 of the NPPF.

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.'

Recommendation

There are objections to the proposal in its current form, however it is felt that these objections could be overcome.

Officer / Date

Emma Harrison

07/09/2020