planning design and access statement

application for planning permission and listed building consent for improvements to the existing catering kitchen extraction system at

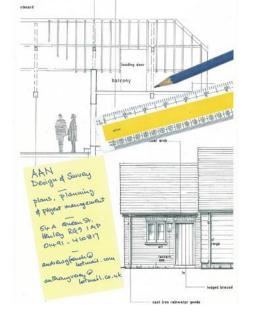
The Lion, Main Street Wendlebury,

Oxfordshire OX25 2PW.

prepared by

AAN design & survey

October 2020





RELEVANT PLANNING HISTORY:

The planning officer summarised the current situation in her delegated report.

- 14/01026/F and 14/01027/LB Rear extension to rebuild kitchen (previously flat roofed extension). APPLICATION APPROVED.
 - It is noted that the two 2014 applications did not assess kitchen extraction. No extraction units were shown on the approved plans, and it appears not to have been addressed by the case officer at the time.
- 16/02579/F & 16/02580/LB Installation of 2no. extractor units on the roof of the kitchen extension (retrospective). APPLICATION REFUSED.

The extractor units relating to this pre-app were installed without the benefit of listed building consent. The above applications sought to regularise the units, however the applications were refused for the following reason:

The kitchen extractor units, by virtue of their size, prominent siting, massing and industrial design, appear at odds with the traditional character, simple vernacular detailing and appearance of the Grade II listed The Lion Public House, and cause harm to the significance of the listed building and its setting. It is considered that the harm identified is less than substantial but is not outweighed by the environmental and financial benefits of the kitchen extract, which could be provided by other, less harmful, means. The proposal is therefore contrary to Government guidance.

Since the current owners purchased the property in November 2017. They have striven to *regularise* the situation and have submitted two pre application enquiries to reach an agreeable solution with the local authority.

Original pre app

• **19/02303/PREAPP** - Delegated report dated 18/12/2020

Follow up pre app

• 20/00060/PREAPP - Delegated report dated 26/02/2020

PLANNING POLICY

The planning officer in her delegated report refers to national and Cherwell-specific planning / heritage policies and good practice guides which have been consulted where necessary.

MISCELLANEOUS PLANNING ITEMS

Foul and sw drainage issues - Not applicable to application.

Flood Risk - The site sits within the Environment Agency's Flood Zone 1 (as also noted in the most recent delegated report). Since this is the lowest level of flood risk no mitigating action is required.

USE

The overall site to which this application relates is a hotel. The specific area to which the proposal relates is the catering kitchen.

AMOUNT

There is no change to the footprint. The proposal consist of changes to the extraction system, including changes to external elevations. The proposals will have no impact on neighbourhood services. The proposed layout does not increase the footprint, nor does it affect the site density.

SUSTAINABILITY

Not applicable to application.

LAYOUT

Generally. There is no change proposed from the current layout of the site and the relationship between buildings.

SCALE

The large incongruous intake and exhaust roof flue vents are replaced with plant which is less intrusive externally as detailed in the justification and impact statement.

LANDSCAPING

Not applicable to the application.

APPEARANCE



catering kitchen elevation

new intake system behind a new painted / powder-coated metal intake grille affixed flush with face of stonework of the gable - colour to be agreed.

new extraction system in the corner of kitchen yard masked by outer wall which is marginally higher than the eaves except in the corner.

extraction and intake flues removed; roof made good in natural slates to match existing.

ACCESS

Not applicable to application.



Andrew French AssocRICS on behalf **AAN design and survey** For WH Brakspear and Sons Ltd

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