

The Lion Wendlebury OX25 2PW

# 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**

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## **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.

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### **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.

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

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

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**ACCESS**

Not applicable to application.



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