

## Rachel Tibbetts

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**From:** Gemma Magnuson  
**Sent:** 10 December 2020 09:47  
**To:** DC Support  
**Subject:** FW: 20/02816/LB - The Lion, Main Street, Wendlebury

**From:** Jennifer Ballinger <Jennifer.Ballinger@Cherwell-DC.gov.uk>  
**Sent:** 09 December 2020 15:26  
**To:** Gemma Magnuson <Gemma.Magnuson@cherwell-dc.gov.uk>  
**Subject:** 20/02816/LB - The Lion, Main Street, Wendlebury

Dear Gemma

Thank you for consulting the Conservation and Design Team on the above application.

The kitchen extraction system at The Lion has been an ongoing issue for a number of years since planning and listed building consent was granted for the conversion of the rear wing of the pub into a kitchen (14/01026/F and 14/01027/LB).

The existing extractor system was the subject of Enforcement action and the refusal of retrospective consent.

The building is now in new ownership and the owners have engaged with the council to try to find a more appropriate form of extraction.

A recent pre-app on the issue concluded

'The proposed development has not overcome the reasons for refusal as the extraction units are still prominently sited and of industrial design which is at odds with the traditional character and simple detailing of the building.

The proposed design, is however, an improvement on the existing extraction units with only one large extraction unit on the roof and the intake unit replaced by a louvred intake on the gable end.

The design is as a result of a detailed site meeting at which all options were considered with an extraction engineer. A full detailed explanation / justification has not been provided as part of the pre-application, but would need to be in any forthcoming application. Unfortunately the system used on another building elsewhere will not be possible in this instance due to the pitch of the roof. Consideration was given to moving the extraction system to the other roof slope, which would be further away from neighbouring properties and would have less impact on the streetscene, but this would have a greater detrimental impact on the setting of the listed building as it would be close to and more visible from the principal building itself'

Since that pre-app an alternative scheme has been worked up which involves an intake extract as a grill on the gable end of the building and a separate extraction unit adjacent to the building. This is considered to be a suitable compromise and although still visible reduces the impact on the listed building considerably.

As the kitchen has been given consent in this location (a number of years ago) there are no objections to the extraction system as proposed, which will significantly reduce the impact on the setting of the listed building.

**Jenny Ballinger**  
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