

20/03035/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 (resubmission of 20/02033/LB)

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.

The current proposal is larger than was approved previously and concerns were expressed about this in response to the most recent application. However the current proposal addresses a number of these concerns and the footprint and the massing of the extension has now been reduced. The design also leans towards a more 'modular' appearance as was the case with the design of the extension that was previously approved. The introduction of two roof lanterns is a more contemporary approach but this is considered to complement the appearance of the historic building. Overall on balance the proposed extension is not considered to be detrimental to the character of the Listed Building or result in an unacceptable loss of fabric.

Level of harm

The proposal is not considered to result in 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 replacement extension is considered to conserve, sustain and enhance the Listed Building 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.

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 not considered to result in harm to the significance of the Heritage Asset.

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 no objections to the proposals

Conditions

- Details of materials
- External Joinery details

Officer / Date

Emma Harrison

07/01/2021