

Case Officer: Shona King

Recommendation: Approve

Applicant: Mr Christopher Steane

Proposal: Repairs to main slate roof which is leaking. Will require lifting slates and relaying, replacing felt and battens. Materials will match existing and no changes other than like for like replacement

Expiry Date: 29 March 2021

Extension of Time: No

1. APPLICATION SITE AND SUMMARY OF SIGNIFICANCE

1.1. Burdrop House is an historic Grade II listed building located in the centre of Burdrop. The property was listed in 1988 and is within the Sibford Ferris Conservation Area.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. Listed Building Consent is being sought for the repair of the main roof of the building. This is to involve the lifting of the existing slates, the replacement of felt and battens and the relaying of the slates.

3. RELEVANT PLANNING HISTORY

3.1. There is no planning history directly relevant to the proposal.

4. PRE-APPLICATION DISCUSSIONS

4.1. No pre-application discussions have taken place with regard to this proposal.

5. RESPONSE TO PUBLICITY

5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 4 March 2021, although comments received after this date and before finalising this report have also been taken into account.

5.2. No comments have been raised by third parties.

6. RESPONSE TO CONSULTATION

6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

6.2. SIBFORD GOWER PARISH COUNCIL: No comment to make

OTHER CONSULTEES

6.3. DESIGN AND CONSERVATION OFFICER: No objections subject to conditions set out below.

7. RELEVANT PLANNING POLICY AND GUIDANCE

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C18 – Development proposals affecting a listed building

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

8. APPRAISAL

8.1. The key issue for consideration in this case is the impact on the historic significance of the listed building.

8.2. Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: *In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.*

8.3. Listed Buildings are designated heritage assets, and Paragraph 190 of the NPPF states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*

8.4. Paragraph 193 of the NPPF directs 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.* Policy ESD15 of the CLP 2031 Part 1 echoes this guidance.

8.5. It is considered that the proposed works are sympathetic to the historic character of the building and are necessary given the current state of repair of the roof. The works would not result in harm to the significance of the historic fabric. It is, however, considered necessary to impose conditions regarding:

- the additional slates that may be required to complete the works i.e. product itself and how these slates will be distributed across the roof (mixed in with existing slate or utilised in one location).
- The use of breathable roofing felt.
- The use of lime mortar rather than cement to the stone copings, as cement could lead to a long-term maintenance issue whereby the stonework will erode rather than the impermeable mortar

Conclusion

- 8.6. It is considered that subject to conditions the proposed works comply with Policy ESD15 of the Cherwell Local Plan 2031 and saved Policy C18 of the Cherwell Local Plan 1996.

9. RECOMMENDATION

That consent is granted, subject to the following conditions:

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the information contained within the application form, Design and Access Statement and the following approved plans: Roof Plan.

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the relaying of the slates details of any additional slates that may be required to complete the works and how they are to be distributed across the roof shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. All roofing felt used in the repair of the roof shall be breathable.

Reason – to ensure the protection and preservation of the historic building and to comply with saved Policy C18 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

5. A traditional lime mortar mix shall be used for any repointing and repair works.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

PLANNING NOTES

1. If any works are required to the roof timbers this should be reported to the Conservation and Design Team (jennifer.ballinger@cherwell-dc.gov.uk) as this may also require listed building consent depending on the nature of the repairs.

2. Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England on 0300 060 3900.

Case Officer: Shona King

DATE: 24 March 2021

Checked By: Nathanael Stock

DATE: 26.03.2021