

Case Officer: Shona King

Recommendation: Approve

Applicant: Fiona Darey Architecture & Interiors Ltd

Proposal: Works to the Main House include: - making good and restoration to the roof, chimneys and gutters / downpipes - making good and restoration to the external pointing, - repairs and changing deteriorated windows and external doors with new double-glazed to match - restoration works to lintels. Works to the Garage include: - incorporating solar thermal panels under slate tiles for solar-thermal power - install new garage doors - changing deteriorated windows with new double-glazed to match the Main House. Works to the Log Store/Garden Room: - demolish the dilapidated Log Store and replace it with a Garden Room. Works to the boundaries: - maintenance work to the existing stone walls - new timber entrance gates to the driveway

Expiry Date: 15 April 2021

Extension of Time: No

1. APPLICATION SITE AND SUMMARY OF SIGNIFICANCE

1.1. The application site is located in a row of detached and semi-detached cottages outside the built-up limits of Sibford Gower. It is within the Sibford Gower and Burdrop Conservation Area and is a Grade II listed building.

2. Description of Proposed Development

2.1. Listed building consent is sought for making good and the restoration of the roof, chimneys, gutters / downpipes and external pointing, repairs to and replacement of deteriorated windows and external doors with new double-glazed to match, restoration works to lintels, the incorporation of solar thermal panels under slate tiles for solar-thermal power to the garage, the installation of new garage doors, replacement of deteriorated windows in the garage with new double-glazed to match the Main House, the demolition of the dilapidated Log Store and its replacement with a Garden Room and works to the boundaries including maintenance work to the existing stone walls and the provision of new timber entrance gates to the driveway.

2.2. The application has been amended following officer's concerns about the extent of the works and size/design of the proposed garden room and amended plans have been submitted.

2.3. There is a concurrent planning application, ref. 21/00437/F, for those of the works which require planning permission.

3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

Application: 02/00459/LB Permitted 22 April 2002

Minor improvements to dwelling including new window in north elevation, new window in south gable elevation, replace existing UPVC door with timber frame door in rear elevation and internal alterations

Application: 09/00408/LB Refused 26 May 2009

Extension to rear of property replacing existing verandah

Application: 09/01280/LB Permitted 29 October 2009

Extension to rear of property replacing existing verandah.

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 14 July 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: Objection - Bartlett Cottage is the only listed property (Grade 2) within The Colony conservation area location, and is currently in need of a sensitive renovation programme which the applicant is proposing to undertake. Much of the proposed works to the roof, gutters, downpipes, external pointing, boundary walls, replacement of external doors and some aspects of glazing are very welcome, and will enhance the character of the property. The inclusion of a wind source heat pump and the natural slate thermal insulator system support environmentally friendly credentials. However, there is concern that the substantial works indicated for window replacement utilising metal frames with wooden framing and double glazing throughout, including the glazed metal framed garage doors, are appropriate. The uniform visual appearance could damage the character and integrity of this listed building. While the footprint for the proposed garden room / log store is similar to the existing dilapidated log store (garage?), there are concerns regarding the visual impact in the curtilage of this listed building due to the proposed height and use of corrugated metal and rough sawn timber as appropriate materials, rather than the existing local stone. An appropriately worded condition relating the garden room / log store to the main property would be helpful.

- 6.3. CONSERVATION OFFICER – In summary, as originally submitted the proposals were considered lacking in detail and that elements of the proposals would cause significant but less than substantial harm to the listed pair of cottages but there is no public benefit in terms of the NPPG and NPPF to outweigh this harm. Repairs and the replacement of modern windows/doors which would be welcomed subject to details.

As amended the concerns of the Conservation Officer have been overcome and conditions are recommended as 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 ('CLP 2015') was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The CLP 2015 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 2015)

ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

C18 – Development proposals affecting a listed building

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 and setting of the listed building(s).
- 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.* Further, under Section 72(1) of the same Act the Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.3. Listed Buildings and Conservation Areas are designated heritage assets, and Paragraph 195 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 199 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. Works to the dwelling include making good and the restoration of the roof, chimneys, gutters / downpipes and external pointing, repairs to and replacement of deteriorated windows and external doors with new double-glazed to match, restoration works to lintels. Following extensive discussion/correspondence arising from the Conservation Officer's original comments it is considered that the amended proposals will be sympathetic to the character and historic fabric of the listed building. Details of the repairs to each window/door are required prior to these works taking place as it has not been possible to fully assess the extent of the works required prior to invasive investigation. Other conditions relating to use of lime mortar, stone for new works, design details of windows/doors along with ironmongery etc are recommended as set out below.
- 8.6. Rooflights have been inserted in the front elevation of the property in the past and there doesn't appear to be any planning history for this work. The rooflights would be replaced with conservation style rooflights fitted between the rafters. Whilst the rooflights on the front elevation of listed buildings are not normally considered appropriate their replacement with conservation style roof lights would be an improved detail over the current situation.
- 8.7. The proposed works to the garage roof, doors and windows (as amended) are considered acceptable and would not result in any significant harm to the setting of the listed building. However, details of the panels, doors and windows are required by condition.
- 8.8. The proposed works to the boundaries are also considered to be acceptable. The new gates are to replace existing gates and are of an appropriate design and height for the opening/adjoining boundary walls.
- 8.9. The proposed garden room would be built adjoining the existing boundary wall which in turn is attached to the main dwelling. The design and scale of the proposed garden room has been amended along with the proposed materials. This element is now considered to be acceptable in terms of the design and would not detract from the visual amenities of the area nor result in detriment to the significance of the listed building through change to its setting.
- 8.10. The boundary wall would be built up to form the roadside gable and would be carried out in materials and detailed to match the existing boundary wall. The overall scale of the building has been reduced with the lowering of the eaves. One of the concerns of the Parish Council was the visual impact of the building due to its size and the materials proposed and it is considered that this has now been addressed.

9. CONCLUSION

- 8.11. It is considered that subject to conditions the proposed works comply with Policy ESD15 of the CLP 2015 and saved Policy C18 of the CLP 1996.

10. 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 and the following approved plans: 120 001, 010, 011, 012, 013A, 021, 022, 031, 110C, 111D, 112C, 113C, 121C, 122C, 131C

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 installation of any new doors and windows hereby approved, full details of the doors and windows, at a scale of 1:20 including a cross section, cill, lintel and recess detail, ironmongery and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. The doors and windows shall not be installed within the building other than 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. Prior to the repair of any windows and doors hereby approved, a schedule of the repairs for each window or door shall be submitted to and approved in writing by the Local Planning Authority. The doors and windows shall be repaired strictly 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.

5. Prior to the construction of the garden room above slab level samples of the timber cladding and corrugated roofing to be used in the construction of the garden room shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the samples so approved.

Reason – To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

6. Prior to the installation of the solar thermal panels on the garage roof details of the panels including ridge/verge/eaves details shall be submitted to and

approved in writing the by the Local Planning Authority. The development shall not be carried out other than in accordance with the details so approved.

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

7. Prior to the construction of the garden room above slab level, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural ironstone to match the stonework on the existing building/boundary wall, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

Reason – To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework

8. All mortar used in the new works and those of making good must be lime mortar.

Reason – To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and to safeguard the significance of heritage assets and comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

9. Prior to the installation of the new gates details of the gates and gate posts shall be submitted to and approved in writing the by the Local Planning Authority. The development shall not be carried out other than in accordance with the details so approved.

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

Case Officer: Shona King

DATE: 11 August 2021

Checked By: Nathanael Stock

DATE: 08.09.2021